



GRASSROOTS
REALTY GROUP

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1212, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2247766



\$599,999

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 621
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: FOB, bathroom mirrors

Newly built and ready for you to move into, this stylish and functional “Argento” corner suite in Dean’s Landing by Rohit Homes, in University District, offers 2 bedrooms, 2 bathrooms, and a rare wraparound balcony. The space combines elevated design with thoughtful functionality, soaring high ceilings, an open-concept layout, in-suite laundry and Rohit’s magazine-worthy, professionally curated Designer Interior™. The chef-inspired kitchen features quartz countertops, designer cabinets with soft-close doors, built-in fridge, dishwasher, and microwave, and a spacious eating bar for effortless entertaining. The primary suite fits a king-sized bed, offers a generous walk-in closet, and includes a spa-like ensuite with dual sinks and a large walk-in shower. The second bedroom also has an attached full bathroom. Every detail at Dean’s Landing is crafted for connection, comfort, and convenience. Enjoy the elegant lobby, and live pet-friendly with nearby off-leash dog park. Practical perks include secure delivery lockers, a bike room, and an EV charging station. Step outside to an extensive pathway network, a retail main street with dining, fitness, and entertainment, and quick access to the University of Calgary, major hospitals, and Market Mall, all in a vibrant, walkable community.