



GRASSROOTS
REALTY GROUP

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1110, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2251330



\$369,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	579 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	220 Volt Wiring, Concrete Driveway, Enclosed, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-

Features: Crown Molding, Elevator, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Wired for Data

Inclusions: bbq gasoline, electric charging station in garage, intercom, fob for access, free standing mirror with black trim

Absolutely! Here's a more enthusiastic version: Your Dream Condo Awaits! Step into this stunning brand-new condo that truly feels like home! This spacious one-bedroom plus den unit features a fabulous patio that opens directly to a common terrace, giving you breathtaking west views and easy access to scenic pathways! With 579.17 sq ft of modern living space in the exceptional Rohits Dean Landing, this is the perfect opportunity for you to make it yours! But that's not all! Enjoy the convenience of a titled parking stall in a heated garage, complete with bike storage and an electric car charging station—safety and security are a top priority here! Plus, there's plenty of visitor parking available for your friends and family to come and enjoy your new space. Don't miss out on this incredible opportunity.