



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**701, 4270 Norford Avenue NW
Calgary, Alberta**

MLS # A2273665



\$769,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,380 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Discover contemporary elegance in this brand-new Barton model townhome by Rohit Homes, offering 3 bedrooms and 2.5 bathrooms in one of Calgary's most sought-after communities. Designed for those who appreciate both style and convenience, this home seamlessly blends luxury finishes with functional living. Step inside to find waterfall quartz countertops, floor-to-ceiling triple-pane windows, and your choice of three stunning Designer Interiors. Whether your style is chic, elegant, or bold, this home is designed to reflect your unique taste. Enjoy the ease of in-suite laundry, a private balcony, and A/C rough-in for year-round comfort. A titled underground parking stall ensures your vehicle stays secure and accessible in all seasons. Living in University District means being part of a vibrant, master-planned community with trendy shops, diverse dining, lush green spaces, and top-tier amenities just steps from your door. With close proximity to the University of Calgary and leading healthcare facilities, this location offers unmatched convenience for students, professionals, and families alike. Whether you're searching for an investment opportunity or your forever home, Dean's Landing is a lifestyle you won't want to miss.