



**2203, 4270 Norford Avenue NW
Calgary, Alberta**

MLS # A2184734



\$619,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	914 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 632
Basement:	-	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:	n/a		

Experience modern living at its finest in this stunning new 2-bedroom, 2-bathroom condo by Rohit Homes, nestled in the vibrant University District. Designed with luxury and functionality in mind, this home boasts premium features like waterfall quartz countertops, expansive floor-to-ceiling triple-pane windows, and a choice of three Designer Interiors curated by award-winning designer Louis Duncan-He. Whether your style is chic, elegant, or bold, there’s a design option that perfectly suits your taste. This thoughtfully designed condo includes in-suite laundry, a private balcony, and A/C rough-in for ultimate comfort during Calgary’s warm summers. Your titled underground parking stall ensures year-round convenience and peace of mind. Living in the University District means more than just a home—it’s a lifestyle. Enjoy a thriving community with exceptional amenities, trendy shops, diverse dining options, and tranquil green spaces. With close proximity to the University of Calgary, top healthcare facilities, and major transit routes, this location offers unmatched convenience for students, professionals, and families. Whether you’re searching for an ideal investment or your forever home, Dean’s Landing is the opportunity you’ve been waiting for. Contact us today to explore this incredible property and other available options!