

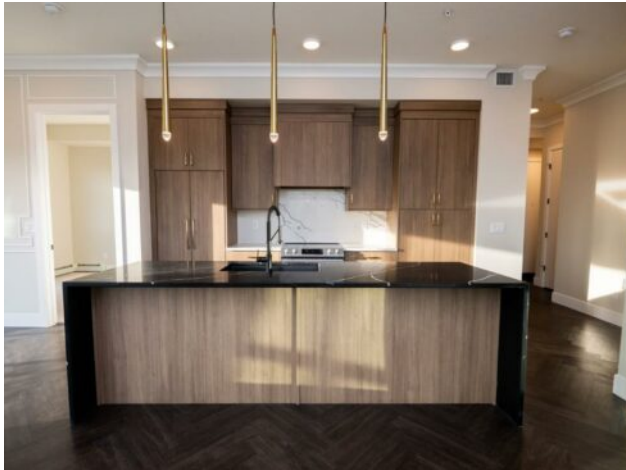


GRASSROOTS
REALTY GROUP

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

MLS # A2202025



\$599,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
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:	None		

Discover contemporary living in this brand-new 2-bedroom, 2-bathroom Argento B model condo by Rohit Homes, located in the heart of University District. Thoughtfully designed for both luxury and functionality, this home features waterfall quartz countertops, expansive floor-to-ceiling triple-pane windows, and your choice of three stunning Designer Interiors. Whether your style is chic, elegant, or bold, there's a perfect design option for you. This beautifully crafted condo offers in-suite laundry, a private balcony, and A/C rough-in for year-round comfort. A titled underground parking stall ensures security and convenience. Living in University District means more than just owning a home—it's embracing a vibrant lifestyle with trendy shops, diverse dining, exceptional amenities, and peaceful green spaces. With proximity to the University of Calgary, top healthcare facilities, and major transit routes, this location provides unparalleled convenience for students, professionals, and families alike. Whether you're looking for a smart investment or your forever home, Dean's Landing is an opportunity you won't want to miss.