

\$504,900 - 2204, 4270 Norford Avenue Nw, Calgary

MLS® #A2202024

\$504,900

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to Dean's Landing by Rohit Homes, where modern design seamlessly blends with urban convenience in Calgary's vibrant University District. This brand-new 2-bedroom, 2-bathroom condo with a den offers the ultimate combination of luxury, functionality, and styleâ€”making it the perfect place to call home.

Step inside to find sophisticated features, including in-suite laundry, waterfall quartz countertops, and floor-to-ceiling triple-pane windows that flood the space with natural light. Enjoy the privacy of your own balcony and the flexibility to personalize your home with one of three Designer Interiors. Whether you gravitate toward chic, elegant, or bold aesthetics, your home will reflect your unique style.

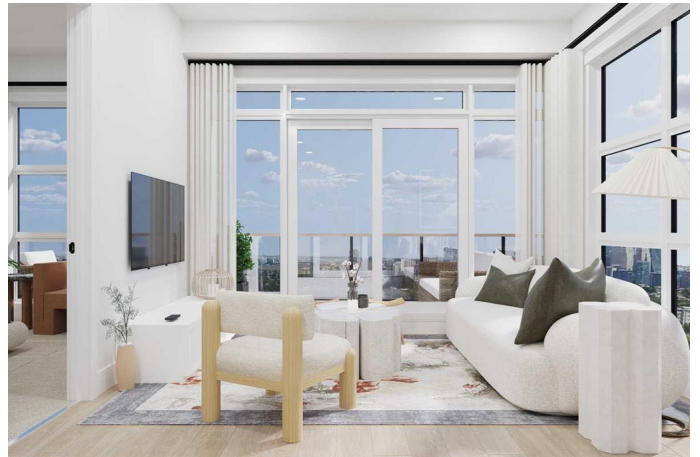
A titled underground parking stall and A/C rough-in ensure year-round comfort and convenience. Discover the unparalleled lifestyle that Dean's Landing offersâ€”contact us today to learn more about this exceptional property and other exciting opportunities in the University District!

Built in 2026

Essential Information

MLS® # A2202024

Price \$504,900



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 849 |
| Acres | 0.00 |
| Year Built | 2026 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2204, 4270 Norford Avenue Nw |
| Subdivision | University District |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 6A8 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Community Gardens, Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Secured, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Baseboard |
| Cooling | Rough-In |
| # of Stories | 4 |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Lot Description | Landscaped, Street Lighting |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 164 |
| Zoning | TBD |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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