

# \$404,900 - 2206, 4270 Norford Avenue Nw, Calgary

MLS® #A2202023

**\$404,900**

1 Bedroom, 1.00 Bathroom, 585 sqft  
Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to Dean's Landing by Rohit Homes, where contemporary design meets urban convenience in Calgary's sought-after University District. This stunning new build condo offers the perfect blend of luxury, functionality and convenience making this an ideal spot to call home. This 1 bed, 1 bath and den apartment boasts high end finishings, in suite laundry, waterfall quartz counter tops, triple pane floor to ceiling windows and a private balcony. Best of all, you can choose from one of three Designer Interiors curated by award winning designer Louis Duncan-He, giving your new home the chic, elegant or bold feel you desire. All purchases come with a titled underground parking stall and A/C rough in for added convenience. Get in touch today to discover more great opportunities like this in Dean's Landing.

Built in 2026

## Essential Information

MLS® #	A2202023
Price	\$404,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	585
Acres	0.00
Year Built	2026



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2206, 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), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Rough-In
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Wood Frame

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	36
Zoning	TBD

### **Listing Details**

Listing Office	Manor Hill Realty YYC Inc.
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