

# \$554,900 - 2204, 4270 Norford Avenue Nw, Calgary

MLS® #A2202024

**\$554,900**

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 style—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 curated by award-winning designer Louis Duncan-He. 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 offers—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	\$554,900
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        19

Zoning                 TBD

### **Listing Details**

Listing Office           Manor Hill Realty YYC Inc.

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