

# \$749,900 - 404, 4270 Norford Avenue Nw, Calgary

MLS® #A2129565

## \$749,900

2 Bedroom, 3.00 Bathroom, 1,483 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 townhouse offers the perfect blend of luxury, functionality and convenience making this an ideal spot to call home. This 2 bed, 2.5 bath and den townhome boasts high end finishings, in suite laundry, waterfall quartz counter tops, triple pane 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 with an A/C rough in for added convenience. Get in touch today to discover more great opportunities like this in Dean's Landing. \*\*Photos are renderings from a similar layout. Finishings in Dean's Landing will be to a higher spec\*\*



Built in 2026

## Essential Information

MLS® #	A2129565
Price	\$749,900
Sold Price	\$757,775
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483

Acres	0.00
Year Built	2026
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	404, 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	Single Garage Attached

### Interior

Interior Features	No Smoking Home, Chandelier, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped
Roof	Asphalt/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 27th, 2024
Date Sold	October 30th, 2024

Days on Market	95
Zoning	TBD
HOA Fees	0.00

## Listing Details

Listing Office	Manor Hill Realty YYC Inc.
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