702, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2202029

$729,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,416 sq.ft.	**Age:**	2026 (-1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 305
Basement:	None	**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 modern living at its finest in this brand-new 2-bedroom, 2.5-bathroom townhome by Rohit Homes. Located in the highly sought-after University District, this home offers the perfect blend of luxury, convenience, and contemporary design. Step inside to find sophisticated finishes including waterfall quartz countertops, floor-to-ceiling triple-pane windows, and your choice of one of three stunning Designer Interiors. Whether you prefer chic, elegant, or bold, this home can reflect your personal style. Enjoy the comfort of in-suite laundry, a private balcony, and A/C rough-in to keep you cool during Calgary's warm summers. A titled underground parking stall ensures your vehicle is secure and easily accessible year-round. Living in the University District means you're part of a thriving community filled with exceptional amenities, trendy shops, diverse dining options, and serene green spaces. With close proximity to major institutions, like the University of Calgary and top healthcare facilities, this location offers unparalleled convenience for students, professionals, and families alike. Whether you're looking to invest or make this your forever home, Dean's Landing is a lifestyle opportunity you don't want to miss. Contact us today to learn more about this incredible property and other available options!