

# \$609,000 - 1212, 4270 Norford Avenue Nw, Calgary

MLS® #A2247766

**\$609,000**

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Newly built and ready for you to move into, this stylish and functional "Argento" corner suite in Dean's Landing by Rohit Homes, in University District, offers 2 bedrooms, 2 bathrooms, and a rare wraparound balcony. The space combines elevated design with thoughtful functionality, soaring high ceilings, an open-concept layout, in-suite laundry and Rohit's magazine-worthy, professionally curated Designer Interior. The chef-inspired kitchen features quartz countertops, designer cabinets with soft-close doors, built-in fridge, dishwasher, and microwave, and a spacious eating bar for effortless entertaining. The primary suite fits a king-sized bed, offers a generous walk-in closet, and includes a spa-like ensuite with dual sinks and a large walk-in shower. The second bedroom also has an attached full bathroom.

Every detail at Dean's Landing is crafted for connection, comfort, and convenience. Enjoy the elegant lobby, and live pet-friendly with a nearby off-leash dog park. Practical perks include secure delivery lockers, a bike room, and an EV charging station. Step outside to an extensive pathway network, a retail main street with dining, fitness, and entertainment, and quick access to the University of Calgary, major hospitals, and Market Mall, all in a vibrant, walkable community.



Built in 2025

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247766          |
| Price          | \$609,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 909               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1212, 4270 Norford Avenue Nw |
| Subdivision | University District          |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B6A8                       |

Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking |
| Parking Spaces | 1                                     |
| Parking        | Stall, Underground                    |
| # of Garages   | 1                                     |

Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Range, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings                                                |
| Heating           | Baseboard                                                                                                                                                       |
| Cooling           | None                                                                                                                                                            |
| # of Stories      | 4                                                                                                                                                               |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, BBQ gas line                 |
| Construction      | Brick, Cement Fiber Board, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 13                |
| Zoning         | M-2               |
| HOA Fees       | 1                 |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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