

**2214, 4270 Norford Avenue NW
Calgary, Alberta**

MLS # A2323157



\$350,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	603 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Experience the pinnacle of contemporary living in this newly constructed one-bedroom, one-bathroom plus den condo, situated in the highly coveted "University District"! This residence seamlessly combines elegance, convenience, and modern aesthetics. Inside, discover refined details such as waterfall quartz countertops in the gourmet chef's kitchen, premium stainless steel appliances, plus expansive floor-to-ceiling triple-pane windows in the expansive living area. The spacious master retreat offers the perfect oasis, plus large closet areas and a "cheater" door to the spa-like main 4 piece bathroom! An extra den is the perfect "home office" or extra guest area. In-suite laundry is included. The private balcony and AC rough-in add to the appeal. With a titled underground parking stall, your vehicle remains both secure and readily available. A titled storage locker is also included. Living in the University District means immersing yourself in a vibrant community brimming with top-notch amenities, trendy boutiques, varied dining experiences, and tranquil green spaces. Its close proximity to major institutions like the University of Calgary and premier healthcare facilities ensures unmatched convenience for students, professionals, and families alike. Whether you're planning to invest or make this your forever home, Dean's Landing offers a lifestyle that is second to none.