

# \$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	1
Zoning	M-2
HOA Fees	1
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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