



GRASSROOTS
REALTY GROUP

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108, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2314013



\$689,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,561 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

MODERN ELEGANCE IN CALGARY’S VIBRANT UNIVERSITY DISTRICT! This beautifully appointed townhome by Rohit Homes is a masterpiece of craftsmanship and contemporary style, offering an array of high-end upgrades that elevate everyday living to something truly special. Welcome to Dean’s Landing one of Calgary’s most exciting and sought-after communities. Step inside to discover beautiful luxury vinyl plank flooring, setting the tone for modern sophistication from the moment you arrive. The open-concept layout is flooded with natural light, enhanced with ample pot lights that illuminate every thoughtfully curated detail. At the heart of the home is a kitchen where form meets function white quartz countertops cascade in a stunning waterfall design, complemented by a matching quartz backsplash for a seamless, luxurious finish. The built-in refrigerator and dishwasher are concealed within cabinetry for a sleek, cohesive aesthetic, while a powerful hood fan integrates seamlessly into the overall design. Step out onto your private balcony, equipped with a BBQ gas line and rough-in for AC designed for year-round outdoor enjoyment whether you’re hosting or simply unwinding after a long day. Upstairs, the primary bedroom retreat is a true sanctuary, featuring a stunning ensuite with double vanities and the same refined quartz finishes found throughout the home. Two additional bedrooms offer exceptional versatility, with the centre bedroom boasting its own private balcony a rare and refreshing bonus. Convenient upper-floor laundry rounds out the upper level for effortless daily living. A single attached garage provides secure, practical parking with the added advantage of a conveniently located electrical panel making a future EV charger installation a breeze. Beyond your front door, the University District delivers an unmatched

urban lifestyle with trendy cafes, boutique shops, scenic parks, an off-leash dog park, and a cutting-edge fitness centre. Minutes from the University of Calgary, Alberta Children's Hospital, and Market Mall, this location offers unparalleled convenience for students, professionals, and families alike. Whether you're planting roots or building your portfolio this is a lifestyle opportunity not to be missed.