



GRASSROOTS
REALTY GROUP

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**2305, 4270 Norford Avenue NW
Calgary, Alberta**

MLS # A2318129



\$619,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to Dean’s Landing in Calgary’s highly sought-after University District. This stunning Argento floor plan offers over 900 sq. ft. of thoughtfully designed living space, featuring 2 bedrooms, 2 bathrooms, and one of the most desirable corner-unit layouts in the building. Expansive floor-to-ceiling triple-pane windows and soaring 9’ ceilings create a bright, open atmosphere while providing over 180 degrees of panoramic views, showcasing breathtaking mountain vistas and an abundance of natural light throughout the day. Situated in one of the few truly unobstructed corner locations in the University District, this home enjoys protected sightlines that cannot be impacted by future development, making the views exceptionally rare and highly sought after. The open-concept design is complemented by waterfall quartz countertops, premium finishes, in-suite laundry, A/C rough-in, and a titled underground parking stall. Step outside onto the oversized 150+ sq. ft. balcony, offering ample space for a full patio furniture set, outdoor dining, and entertaining while taking in the spectacular scenery. Located just steps from parks, shopping, restaurants, entertainment, the University of Calgary, and major healthcare facilities, this exceptional home offers a unique combination of luxury, convenience, and unmatched views.