



GRASSROOTS
REALTY GROUP

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2305, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2332225



\$519,900

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
Floors:	Carpet, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 613
LLD:	-
Zoning:	TBD
Utilities:	-

Inclusions: N/A

Welcome to Dean's Landing in Calgary's award-winning University District, one of the city's most vibrant and walkable urban communities. 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 flood the home with natural light while framing breathtaking mountain views and over 180 degrees of unobstructed panoramic vistas. Perfectly positioned in one of the few truly protected corner locations within the community, these exceptional sightlines cannot be compromised by future development, making this a rare opportunity in the University District. The open-concept layout is finished with waterfall quartz countertops, premium finishes, in-suite laundry, A/C rough-in, and a titled underground parking stall. The oversized 150+ sq. ft. balcony provides the perfect setting for outdoor dining, entertaining, or simply relaxing while taking in Calgary's spectacular sunsets over the Rockies. Beyond your front door, enjoy everything that makes University District one of Calgary's most sought-after neighbourhoods—an award-winning, master-planned community designed around walkability, with boutique shopping, exceptional restaurants, cafés, fitness studios, parks, seasonal events, and everyday amenities all just steps away. Minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, and with quick access to downtown and major routes, this home offers an unmatched blend of luxury, convenience, community, and truly exceptional views.

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