



GRASSROOTS
REALTY GROUP

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103, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2336307



\$729,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,305 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 369
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Mixed	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: n/a

For more information, please click the "More Information" button. Welcome to Dean's Landing, where modern sophistication meets unmatched convenience in one of Calgary's most dynamic and sought-after urban communities. Featuring the coveted Barton B corner-unit floor plan, this exceptional home offers 3 bedrooms, 3 bathrooms, an attached 2-car garage, and immediate possession. University District is where modern living meets a vibrant and connected lifestyle designed with walkability and community in mind. This award-winning neighbourhood offers restaurants and fitness studios, located next to a biking and walking path and a dedicated off-leash dog park. Unmatched Light & Protected Sightlines: As one of the few truly unobstructed corner units in the University District, this home boasts protected sightlines that cannot be impacted by future development - a rare and highly valuable feature. Expansive, triple-pane floor-to-ceiling windows paired with soaring 9-foot ceilings bathe the open-concept living space in natural light while capturing breathtaking views. Curated Designer Finishes: Step inside onto luxury vinyl plank flooring, highlighted by crisp recessed pot lighting throughout. Gourmet Kitchen: Showcases waterfall white quartz countertops, a matching full-height quartz backsplash, a generous walk-in pantry for storage and convenience, and built-in appliances seamlessly panelled into custom cabinetry for a sleek, cohesive finish. Thoughtful Layout: Generously proportioned living and dining spaces designed for effortless entertaining and everyday comfort. Modern Essentials: Features 3 bathrooms, convenient upper-floor laundry, and a private attached 2-car garage. An Unbeatable Lifestyle & Location: Situated in Calgary's vibrant Northwest, the University District delivers a complete live-work-play environment right outside your

front door. Walkable Entertainment: Steps from vibrant cafes, top-rated restaurants, local boutiques, VIP Cineplex Cinemas, scenic parks, and an off-leash dog park. Prime Proximity: Minutes to the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, and the Save-on-Foods grocery store. Gateway to Banff: Perfectly positioned in the city's Northwest quadrant for seamless access to the Trans-Canada Highway, putting Banff and Canmore escapes just an hour away. Whether you are seeking a refined primary residence or a high-value addition to your real estate portfolio, this property offers an unparalleled combination of location, view protection, and luxury finishings.