



GRASSROOTS
REALTY GROUP

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304, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2340552



\$669,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,587 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		
Inclusions:	N/A		

MODERN ELEGANCE IN CALGARY'S VIBRANT UNIVERSITY DISTRICT! Welcome to this beautifully appointed townhome by Rohit Homes in sought-after Dean's Landing, thoughtfully designed with 2 bedrooms, a versatile pocket office, 2.5 bathrooms, and a fully finished single attached garage. From the moment you arrive, beautiful luxury vinyl plank flooring sets the tone for modern sophistication, enhanced by ample pot lighting that illuminates the home's thoughtfully curated details. At the heart of the home, the kitchen makes a striking statement with white quartz countertops cascading in a stunning waterfall design, complemented by a matching quartz backsplash for a seamless, luxurious finish. The built-in refrigerator and dishwasher are discreetly concealed within the cabinetry, creating a sleek, cohesive aesthetic, while the integrated hood fan completes the polished contemporary design. The open-concept living and dining areas flow effortlessly together, with large windows bringing in an abundance of natural light. Step outside onto your private balcony, complete with a BBQ gas line perfect for summer evenings, outdoor dining, or simply unwinding at the end of the day. Central air conditioning is already installed, keeping the home cool and comfortable throughout Calgary's hot summer days. The primary bedroom offers a peaceful retreat with a beautifully finished ensuite, while the second bedroom provides excellent versatility for family or guests. A dedicated pocket office creates the ideal space to work or study from home without sacrificing a bedroom, while convenient upper-floor laundry adds to the home's everyday functionality. Beyond your front door, University District offers one of Calgary's most desirable urban lifestyles, surrounded by trendy cafés, boutique shops, acclaimed

restaurants, fitness studios, scenic parks, walking and cycling paths, and an off-leash dog park. Just minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, and Save-On-Foods, with convenient access to the Trans-Canada Highway and an easy route toward the mountains. Whether you're planting roots or building your portfolio, this is a lifestyle opportunity not to be missed.