ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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701, 4270 Norford Avenue NW
Calgary, Alberta

MLS # A2202037

$779,900

Division:	University District
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,380 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached
Lot Size:	-
Lot Feat:	Landscaped, Street Lighting

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 305
Basement:	None	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	TBD
Foundation:	Poured Concrete	**Utilities:**	-

Features: Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Discover contemporary elegance in this brand-new Barton model townhome by Rohit Homes, offering 3 bedrooms and 2.5 bathrooms in one of Calgary’s most sought-after communities. Designed for those who appreciate both style and convenience, this home seamlessly blends luxury finishes with functional living. Step inside to find waterfall quartz countertops, floor-to-ceiling triple-pane windows, and your choice of three stunning Designer Interiors. Whether your style is chic, elegant, or bold, this home is designed to reflect your unique taste. Enjoy the ease of in-suite laundry, a private balcony, and A/C rough-in for year-round comfort. A titled underground parking stall ensures your vehicle stays secure and accessible in all seasons. Living in University District means being part of a vibrant, master-planned community with trendy shops, diverse dining, lush green spaces, and top-tier amenities just steps from your door. With close proximity to the University of Calgary and leading healthcare facilities, this location offers unmatched convenience for students, professionals, and families alike. Whether you're searching for an investment opportunity or your forever home, Dean’s Landing is a lifestyle you won’t want to miss.