

**1203, 4270 Norford Avenue NW
Calgary, Alberta**

MLS # A2240948



\$340,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	409 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 264
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks, Soaking Tub		

Inclusions: NA

Welcome to The Rosa at Dean's Landing, a brand-new, never-lived-in second-floor unit by the award-winning Rohit Communities. This thoughtfully designed 1 bedroom, 1 bathroom apartment offers modern elegance and functionality, featuring stylish herringbone-pattern vinyl plank flooring throughout. The bright, open-concept layout is both inviting and practical, highlighted by a sunny south-facing balcony that fills the space with natural light all day long. A titled underground parking stall adds convenience and security. Perfectly situated in a vibrant and connected community, this apartment is just minutes from shopping, restaurants, a movie theatre, The University of Calgary, Market Mall, Foothills Hospital, and the Children's Hospital, with plenty of walking paths nearby. Don't miss your chance to own this stunning unit!