

**1314, 4270 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2281217**



**\$299,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	422 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Guest, Heated Garage, In Garage Electric Vehicle Cha		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Elevator, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows

**Inclusions:** air conditioner rough in , bbq gas line on deck

Welcome to The Rosa, a magazine-worthy corner unit condo in Dean's Landing that redefines modern living. This brand-new, never-occupied residence features 422.27 sq ft of thoughtfully designed space, boasting lofty 9' to 10' ceilings and an abundance of natural light from large windows. Step outside to your own private 56 sq ft balcony, perfect for hosting summer barbecues or enjoying a serene morning coffee. The chef-inspired kitchen offers ample countertops and a dedicated pantry, while the spacious bedroom accommodates a queen-size bed with ease, complemented by a large closet. Convenience is key with in-suite laundry facilities discreetly placed away from the living areas. The unit includes a titled parking stall, and the building is secured with heated underground parking, bicycle storage, and an electric charging stations. Nestled in Rohit's Deans Landing., The unit is just moments away from shopping and dining in the award-winning University District, as well as the University of Calgary, Market Mall, Children's and Foothills Hospitals. Enjoy nearby parks, scenic pathways, schools, and recreation centers, making this the perfect home for students, professionals, and families alike. Experience the ultimate blend of style, comfort, and convenience in University District — your new place to call home awaits! Book to view!