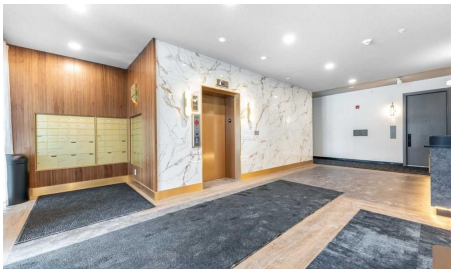
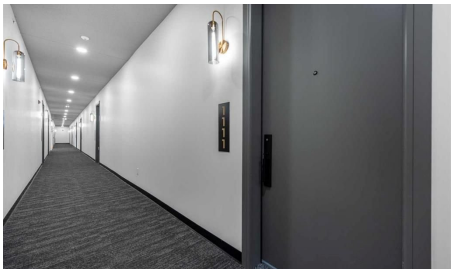
1111 4270 Norford Avenue

Calgary | Active | MLS® A2335732

$479,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2025**	**767.24 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Houseeo Realty Inc.

A closer look

Welcome to The ORO, in Dean's Landing that redefines modern living. This brand-new, never-occupied residence features 824 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 248 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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335732
Bedrooms	2
Bathrooms	2
Year Built	2025
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	767.24 sq. ft.
Condo Fee:	$421.88

Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Residential Manager, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	1
Stories Total:	2
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2025 (Age: 1)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2412052
Heating:	Baseboard
New Constr.:	Yes
Construction Material:	Brick, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Secured, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$83.05
Condo Fee Frequency:	Monthly
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Appliances:	Built-In Electric Range, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 11'5" × 7'9" ·
Main Floor	Dining Room · 11'5" × 4'4" ·
Main Floor	Kitchen · 13'7" × 9'11" ·
Main Floor	Bedroom - Primary · 13'10" × 9'2" ·
Main Floor	Bedroom · 16'11" × 9'2" ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Pool, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Elevator
Exterior Features:	Balcony

Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	TBD
Listed Date:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1111-4270-norford-avenue-calgary-a2335732/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.