

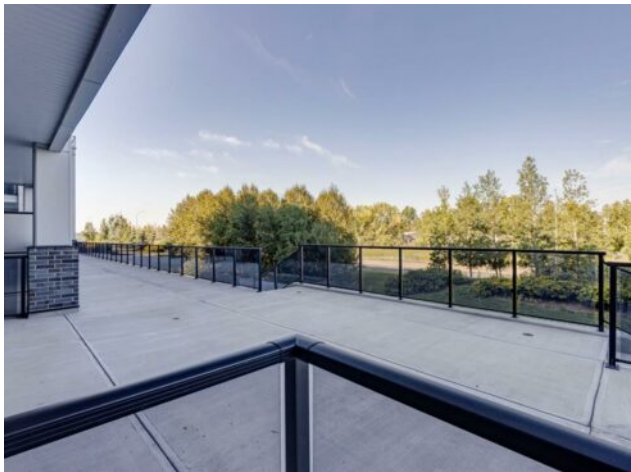


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1110, 4270 Norford Avenue NW  
Calgary, Alberta

MLS # A2251330



\$388,000

|             |                                                                                                                                                                                                   |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Electric                                                                                                                                                                               | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl                                                                                                                                                                               | Sewer:     | -      |
| Roof:       | -                                                                                                                                                                                                 | Condo Fee: | \$ 419 |
| Basement:   | None                                                                                                                                                                                              | LLD:       | -      |
| Exterior:   | Concrete, Metal Siding                                                                                                                                                                            | Zoning:    | M-2    |
| Foundation: | Poured Concrete                                                                                                                                                                                   | Utilities: | -      |
| Features:   | Crown Molding, Elevator, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Wired for Data |            |        |
| Inclusions: | bbq gasoline, electric charging station in garage, intercom, fob for access, free standing mirror with black trim                                                                                 |            |        |

Absolutely! Here’s a more enthusiastic version: Your Dream Condo Awaits! Step into this stunning brand-new condo that truly feels like home! This spacious one-bedroom plus den unit features a fabulous patio that opens directly to a common terrace, giving you breathtaking west views and easy access to scenic pathways! With 579.17 sq ft of modern living space in the exceptional Rohits Dean Landing, this is the perfect opportunity for you to make it yours! But that’s not all! Enjoy the convenience of a titled parking stall in a heated garage, complete with bike storage and an electric car charging station&mdash;safety and security are a top priority here! Plus, there’s plenty of visitor parking available for your friends and family to come and enjoy your new space. Don’t miss out on this incredible opportunity.