

# \$349,000 - 101, 4275 Norford Avenue Nw, Calgary

MLS® #A2253967

**\$349,000**

1 Bedroom, 1.00 Bathroom, 528 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to the "Esquire" in Calgary's vibrant University District, just steps from U of C, Market Mall, Foothills Hospital, and C-Train access. This stylish "like new" one-bedroom condo offers both modern finishes and unbeatable convenience, perfect for students, professionals, or downsizers alike. Inside, you'll find a bright open layout with a pearl-white palette, Quartz counters, soft-close cabinetry, luxury vinyl plank flooring, and in-suite laundry. The kitchen is thoughtfully designed with a roomy island, upgraded appliances including a gas stove, garburator, Silgranit sink, and elegant fixtures. The primary bedroom includes a walk-in closet, while the living room opens directly onto your private patio—complete with a gas BBQ hookup. Being on the main floor makes it ideal for pet owners, offering both comfort and easy outdoor access. As an end unit, you'll enjoy extra privacy and a quiet setting, enhancing the home's peaceful feel. The Esquire also includes a wealth of amenities: heated underground parking, storage locker, bike storage, fitness center, pet spa, and even a bike workshop. This is a fantastic opportunity to live in one of Calgary's most sought-after, walkable communities with shopping, dining, parks, and pathways right at your doorstep.

Built in 2022

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2253967          |
| Price          | \$349,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 528               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 101, 4275 Norford Avenue Nw |
| Subdivision | University District         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B6M2                      |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking, Fitness Center, Storage |
| Parking Spaces | 1                                                                      |
| Parking        | Underground, Titled                                                    |
| # of Garages   | 1                                                                      |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks                       |
| Appliances        | Dishwasher, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                           |
| Cooling           | None                                                                                                |
| # of Stories      | 4                                                                                                   |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Courtyard  |
| Lot Description   | Landscaped |

Construction            Brick, Stucco, Wood Frame

**Additional Information**

Date Listed            September 4th, 2025  
Days on Market        77  
Zoning                  M-2

**Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

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