

# \$359,000 - 101, 4275 Norford Avenue Nw, Calgary

MLS® #A2253967

**\$359,000**

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	\$359,000
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	Elevator(s), Fitness Center, Storage, Visitor Parking, Bicycle 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, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator
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    62

Zoning            M-2

### **Listing Details**

Listing Office      Century 21 Bamber Realty LTD.

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