

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

MLS® #A2253967

**\$359,000**

1 Bedroom, 1.00 Bathroom, 528 sqft

Single Family 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. (id:6289)

Built in 2022

## Essential Information



Listing #	A2253967
Price	\$359,000
Bedrooms	1
Bathrooms	1.00
Square Footage	528
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

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

### Amenities

Amenities	Playground, Schools, Shopping, Exercise Centre
Features	See remarks, No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Garburator, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Baseboard heaters
Cooling	None
# of Stories	4

### Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Construction	Wood frame

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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