

# \$368,800 - 101, 4275 Norford Avenue Nw, Calgary

MLS® #A2253967

**\$368,800**

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 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          | \$368,800         |
| 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), Fitness Center, Storage, Visitor Parking |
| Parking Spaces | 1                                                                      |
| Parking        | Titled, Underground                                                    |
| # 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        18  
Zoning                    M-2

**Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.