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101, 4275 Norford Avenue NW Calgary, Alberta

MLS # A2253967



\$349,000

Division: University District Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 528 sq.ft. Age: 2022 (3 yrs old) **Beds:** Baths: Garage: Titled, Underground Lot Size: Lot Feat: Landscaped

Heating: Water: Baseboard Floors: Sewer: Tile, Vinyl Roof: Condo Fee: \$ 377 **Basement:** LLD: Exterior: Zoning: Brick, Stucco, Wood Frame M-2 Foundation: **Utilities:**

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks

Inclusions: None

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.