



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101, 4275 Norford Avenue NW
Calgary, Alberta

MLS # A2273545



\$349,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	528 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

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