



316, 4275 Norford Avenue NW  
Calgary, Alberta

MLS # A2149218



**\$465,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | University District                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)                               |               |                  |
| <b>Size:</b>     | 618 sq.ft.                                  | <b>Age:</b>   | 2021 (3 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 431 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage |                   |        |

**Inclusions:** Portable A/C unit, key fob

Welcome to Esquire at University District! Enjoy luxury living at its finest with this gorgeous one bedroom SUNNY CORNER SUITE condo. Featuring an open concept layout (offering the same square footage as a 2 bedroom condo!) in an unbeatable location. Tucked away in a quiet corner of the community, away from the main street, but offering close walking distance to all of the fantastic amenities that University District has to offer! From the flooring set in a herringbone pattern, to the high-end appliances and gleaming white kitchen cabinets, to the quartz countertops and the designer light fixtures, this well appointed property is truly a must see! Offering a 1 bedroom corner condo allows for a most generous and open floor plan. The additional windows provide an abundance of natural sunlight. The large balcony offers a view of the beautiful courtyard and gardens and is the perfect place for BBQ's and entertaining! The generous bedroom features double closets and a large window complete with a courtyard view. A 4 piece bathroom and in-suite laundry are sure to please! The building amenities are fantastic and include a 24 hour gym, 24 hour security, a dog spa and a secure bike storage room (plus a bike workshop!) This condo also comes with an EXTRA LARGE STORAGE CAGE and TITLED UNDERGROUND PARKING. Located minutes away from the Foothills Medical Center, the Children's Hospital and the new Cancer Centre as well as the University of Calgary Campus. University District offers every amenity you could imagine within close walking distance. Grocery stores, restaurants and pubs as well as retail and specialty shops are just around the corner. This unique condo is perfect for working professionals who desire a larger living space, more natural light and convenient amenities. Offering more living space than any other 1

bedroom condo in the area, this condo is the obvious choice! Make University District home today!