



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4275 NORFORD Avenue #224, Calgary T3B6A8**

MLS® #: **A2122395**

Area: **University District**

Listing Date: **04/12/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **620**  
Low Sqft:  
Ttl Sqft: **620**

DOM

**37**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade,Secured,Titled,Underground**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Courtyard,Playground,Storage**

Construction:

**Brick,Concrete,Wood Frame**

Flooring:

**Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Washer/Dryer,Window Coverings**

Int Feat:

**High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`7" x 9`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`8" x 10`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 15`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 9`1"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`9" x 4`0"</b>

Legal/Tax/Financial

Condo Fee:

**\$426**

Title:

**Leasehold**

Fee Freq:

**Monthly**

Zoning:

**M-2**

Legal Desc:

**2111583**

Remarks

Pub Rmks:	<b>Welcome to Esquire by TRUMAN in the University District, where luxury living meets practicality. This stunning 2-bedroom, 1-bathroom home offers a seamless blend of style and convenience. The first thing you'll notice is the herringbone-patterned wide plank flooring that adds a touch of elegance to every room. The kitchen is a chef's dream, featuring modern appliances, sleek dark cabinets, and elegant quartz countertops that create a contemporary and sophisticated ambiance. Esquire has more to offer than just a beautiful interior. On the third floor, you'll find a state-of-the-art fitness center that will help you stay in shape without ever leaving the building. And for all the pet lovers out there, there's a convenient pet wash station, making it easy to keep your furry friends clean and happy. There is a private storage unit &amp; when your friends and family come to visit, they can take advantage of the underground visitor parking, ensuring that they always have a convenient place to park. One of the best things about Esquire is its unbeatable location. Everything you need is within walking distance, including work, school/university, Children's Hospital, theaters, restaurants, Market Mall, and grocery stores. This means you'll spend less time commuting and more time enjoying the comfort and convenience of your new home. Don't miss out on the opportunity to experience luxury living at its finest.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>Melcom Realty LTD.</b>

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







