



THE
A-TEAM

**RE/MAX
FIRST**

4275 NORFORD Avenue #316, Calgary T3B 6M2

MLS®#: **A2164607** Area: **University District** Listing Date: **09/10/24** List Price: **\$445,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **617**
 Low Sqft:
 Ttl Sqft: **617**

DOM

9

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Garden,Lighting**

Construction: **Brick,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recreation Facilities,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 7`8"	Bedroom	Main	12`2" x 10`0"
Dining Room	Main	15`11" x 6`6"	Kitchen	Main	17`0" x 8`10"
4pc Bathroom	Main	4`11" x 10`5"			

Legal/Tax/Financial

Condo Fee: **\$431** Title: **Leasehold** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 2111583

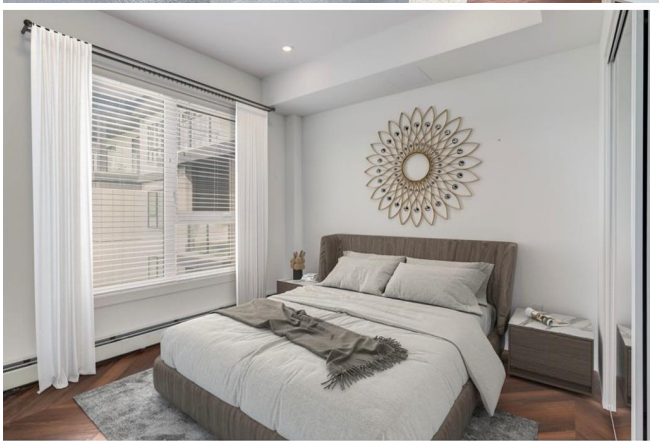
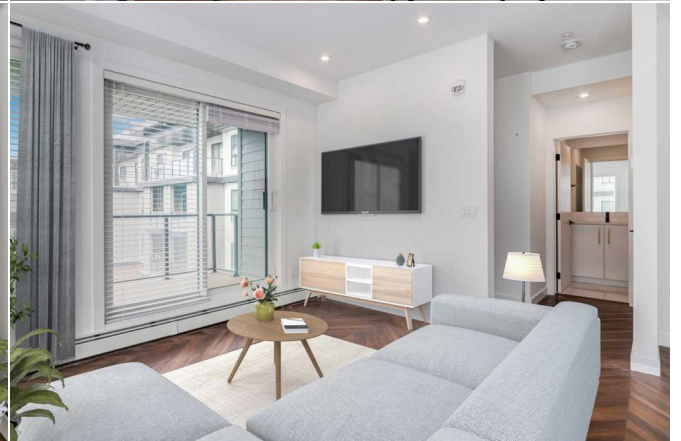
Remarks

Pub Rmks: **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!**

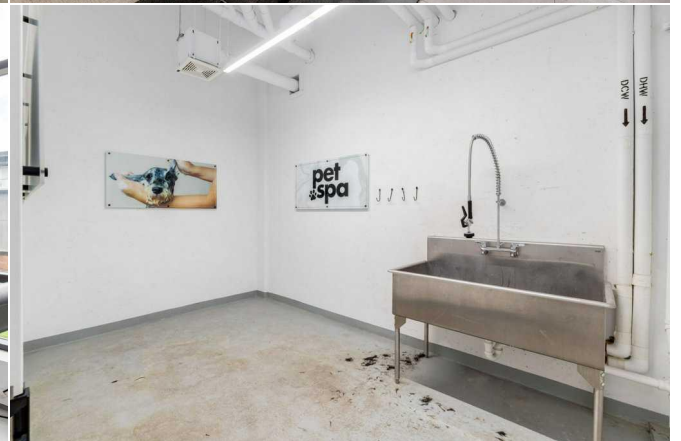
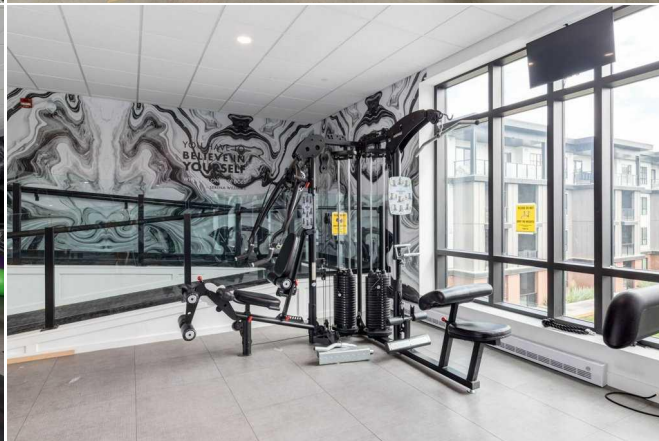
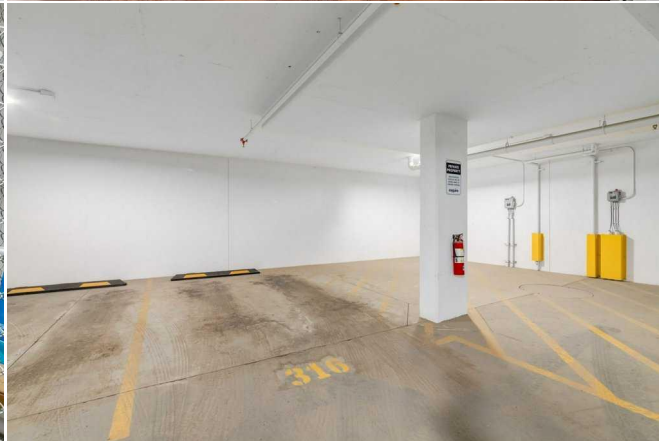
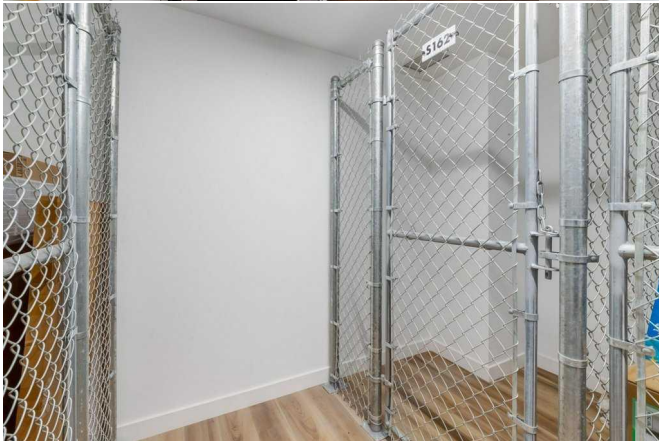
Inclusions: **Portable A/C Unit, Key Fob**
Property Listed By: **RE/MAX House of Real Estate**

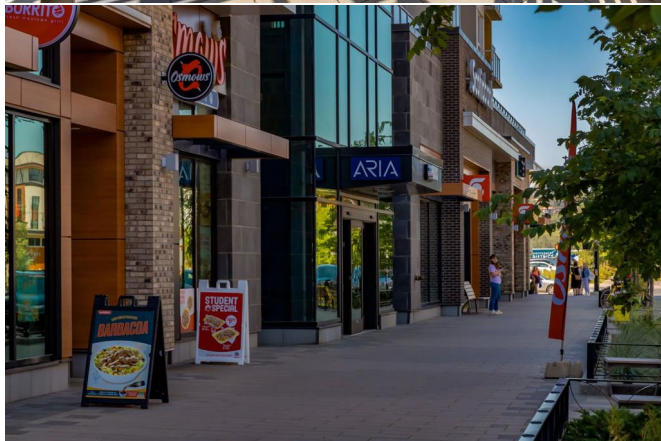
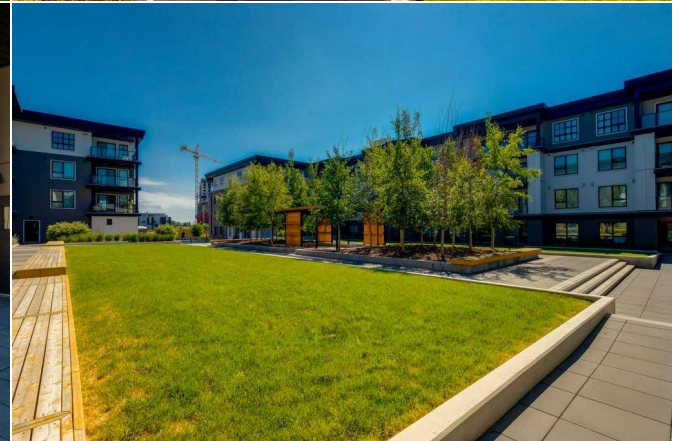
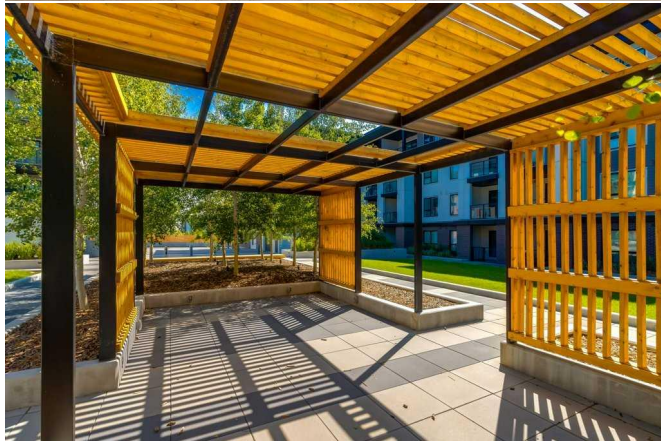
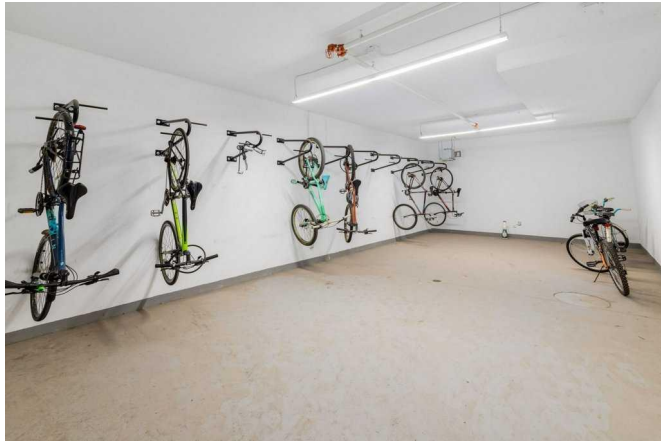
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













316-4275 Norford Ave NW, Calgary, AB

Main Floor Interior Area 817.68 sq ft



PREPARED: 2024/07/15



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.