



THE
A-TEAM

**RE/MAX
FIRST**

4275 NORFORD Avenue #320, Calgary T3B 6H3

MLS®#: **A2186765**

Area: **University District**

Listing Date: **01/09/25**

List Price: **\$678,800**

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: **930**
Low Sqft:
Ttl Sqft: **930**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed,Heated Garage,Secured,Stall,Titled,Underground

Utilities and Features

Roof: **Flat,Rubber**

Heating: **Baseboard**

Sewer:

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

Construction:

Brick,Mixed,Wood Frame

Flooring:

Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Gas Stove,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings

Int Feat:

Breakfast Bar,Closet Organizers,Elevator,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Recreation Facilities,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 10`4"
Foyer	Main	4`6" x 2`6"
Bedroom	Main	9`5" x 10`11"
Bedroom	Main	10`1" x 9`3"
3pc Ensuite bath	Main	9`8" x 5`0"
Balcony	Main	23`10" x 6`9"

Room	Level	Dimensions
Kitchen	Main	16`6" x 11`7"
Bedroom - Primary	Main	10`11" x 9`11"
Dinette	Main	6`7" x 6`0"
Walk-In Closet	Main	6`5" x 5`5"
3pc Bathroom	Main	10`1" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$659

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2111583**

Remarks

Pub Rmks: **Immerse Yourself in Urban Elegance at the Esquire! Nestled in Calgary's sought-after University District. The Esquire offers a meticulously designed 3-bedroom, 2-bathroom, 2 titled underground parking stalls and 2 storage lockers. This residence perfectly fuses modern sophistication with unmatched convenience. Ideally situated on 3rd floor, this 930 square foot home boasts 9' ceilings, luxury vinyl plank herringbone pattern flooring, and a bright, open concept layout. with its contemporary design and prime location, this home offers the ultimate urban lifestyle. The stylish chef inspired kitchen is a true centerpiece, featuring sleek integrated high-end appliances, including a gas range, full-height cabinetry, under cabinet lighting and quartz countertops with large eat-up island. The bright and spacious living and dining areas are bathed in natural light, thanks to oversized windows complete with blinds, creating an inviting atmosphere. Step onto your large south-facing private and covered balcony, equipped with a natural gas hookup, a great place to entertain while overlooking the courtyard. The primary bedroom offers ample space and comfort with large walk-through closet complete with custom California closet build-ins, along with beautiful 3-piece ensuite with upgraded finishing of quartz countertops and tile flooring. The second bedroom also comes with custom walk-in California closet built-ins and access to a well-appointed 3-piece bathroom. The versatile bedroom/den includes a closet can also be used as an office. Additional conveniences include in-suite laundry, 2 titled underground parking stalls in heated parkade and 2 storage lockers. The Esquire offers many amenities such as a large well-equipped 3rd floor fitness center overlooking the courtyard, a pet wash, bike repair room, 3 secure bike storage rooms and hobby work shop, all located in underground parkade. This pet friendly building is ideally situated near key landmarks like Children's Hospital, Foothills Medical Centre, University of Calgary, and Market mall. Enjoy the vibrant neighborhood with restaurants, theaters, shops, and groceries all easily walkable from your front door. A nearby dog park adds to the appeal of pet owners. Engage yourself in the energetic, walkable lifestyle of Calgary's University District and make this condo your new home for contemporary urban living! Exceptional value and pride of ownership are shown throughout this immaculately cared-for unit. An incredible investment in the perfect location.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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













