

# \$425,500 - 425, 4275 Norford Avenue Nw, Calgary

MLS® #A2219202

**\$425,500**

2 Bedroom, 1.00 Bathroom, 637 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this upscale, LEED Platinum-certified two-bedroom, one-bathroom condo located in the sought-after Esquire building, nestled in the vibrant and walkable University District. This beautifully appointed top-floor unit overlooks the serene inner courtyard and features stylish herringbone-patterned luxury vinyl plank flooring throughout. The open-concept layout is complemented by designer finishes, including quartz countertops, stainless steel appliances, and an abundance of natural light throughout the day. Additional highlights include titled underground parking, a spacious storage locker, ample visitor parking, a private 24-hour fitness centre, bike storage, and a convenient pet wash station—ideal for this pet-friendly building. Perfectly situated, the community is just a short walk to Alberta Children's Hospital, Foothills Medical Centre, and the University of Calgary. You'll also enjoy immediate access to essential amenities such as grocery stores, restaurants, Market Mall, and excellent transit connections. With quick access to downtown and the mountains, this condo is an excellent opportunity for healthcare professionals, students, or savvy investors looking for lifestyle and location in one of Calgary's most desirable new neighbourhoods.

Built in 2021

## Essential Information



MLS® #	A2219202
Price	\$425,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	637
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	425, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6M2

### Amenities

Amenities	Bicycle Storage, Fitness Center, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Closet Organizers, Open Floorplan, Kitchen Island, Quartz Counters, See Remarks
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Dishwasher, Gas Stove
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Wood Frame

### Additional Information

Date Listed	May 20th, 2025
Days on Market	73
Zoning	M-2

## **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.