

**104, 4275 Norford Avenue NW
Calgary, Alberta**

MLS # A2294708



\$445,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Mixed, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	N/A		

Welcome to elevated urban living in Calgary's vibrant and highly sought-after UNIVERSITY DISTRICT. This beautifully appointed two bedroom, one bathroom residence combines modern design with everyday functionality, highlighted by its rare PRIVATE GROUND LEVEL entrance that offers the perfect balance of accessibility and privacy. Inside, you're greeted by a bright and airy open-concept layout, enhanced by 9 FOOT CEILINGS, expansive windows with custom window coverings, and a seamless flow designed for both relaxing and entertaining. The contemporary kitchen is a true showpiece, featuring QUARTZ COUNTERTOPS, full-height soft-close cabinetry, integrated panelled appliances, a gas range, stylish pendant lighting, and a generous island ideal for casual dining or hosting guests. Both bedrooms are well-sized and flexible, easily accommodating a home office, guest space, or personal retreat. Thoughtfully UPGRADED CALIFORNIA CLOSETS provide smart storage solutions with warranty remaining. The bathroom is finished with sleek tilework and modern fixtures, while full size in suite laundry adds everyday convenience. Durable luxury vinyl plank flooring runs throughout, tying the space together with a clean, modern feel. Step outside to your spacious covered patio with gas hookup, perfect for year-round BBQs, morning coffee, or unwinding in your own private outdoor space, all made even more convenient by direct street-level access. Residents of Esquire by Truman Homes enjoy an IMPRESSIVE ARRAY OF AMENTITIES designed to enhance lifestyle and convenience, including a fully equipped fitness centre, large workshop, secure bicycle storage and repair area, and a dedicated pet wash station. The home also includes a titled underground parking stall in the heated parkade and a separate storage

locker, offering both comfort and practicality. Just outside your door, experience one of Calgary's MOST WALKABLE COMMUNITIES. From Save On Foods and Monogram Coffee to OEB Breakfast, boutique shopping, fitness studios, and Cineplex VIP, everything you need is within steps. Surrounded by parks, pathways, and green space, and with quick access to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and Market Mall, this location truly connects lifestyle with convenience. Whether you're a first time buyer, investor, or looking to downsize without compromise, this home delivers the perfect blend of style, location, and amenity rich living.