

**125, 4275 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2300074**



**\$410,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Elevate your lifestyle at Esquire in the heart of Calgary's highly sought-after University District. Welcome to Unit 125 at 4275 Norford Ave NW, a beautifully appointed ground-floor, courtyard-facing residence offering 644 sq. ft. of refined living, built by Truman Homes. **DESIGN** — Thoughtfully curated in the timeless White "NY" palette, this home showcases a bright, modern aesthetic with clean lines and upscale finishes throughout. The herringbone-style flooring is a true statement feature, adding depth, texture, and a level of sophistication rarely found at this price point. The open-concept layout is complemented by 9-foot ceilings and designer lighting, while the kitchen offers quartz countertops, sleek cabinetry, stainless steel appliances, and a functional island—perfect for both everyday living and entertaining. **COMFORT** — Enjoy the convenience of ground-floor living with direct courtyard exposure, offering a quiet, private setting with easy access—ideal for pet owners and those seeking a seamless indoor-outdoor lifestyle. This well-designed floor plan includes 2 bedrooms, a full bathroom, and in-suite laundry. Currently tenant occupied, this property provides immediate income potential while remaining highly attractive for future end users. **AMENITIES** — Residents of Esquire enjoy an impressive collection of lifestyle-focused amenities, designed to elevate day-to-day living. These include a fully equipped fitness centre, dedicated bike storage and repair workshop, and a pet spa/wash station—perfect for modern urban living. The building also features beautifully landscaped courtyards with seating and gathering areas, creating a true sense of community. **CONNECTION** — Living in the University District means being part of one of Calgary's most vibrant and master-planned

communities, with continuous growth and future retail, dining, and lifestyle amenities still to come. This walkable urban hub is designed for long-term value and everyday convenience. Enjoy unmatched proximity to the University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre—making this an exceptional opportunity for students, healthcare professionals, and investors alike. With transit, parks, and major routes just moments away, connectivity is effortless. Whether you're expanding your portfolio or securing a future home in one of Calgary's most dynamic communities, Unit 125 offers the perfect blend of design, location, amenities, and long-term upside.