

318, 4275 Norford Avenue NW
Calgary, Alberta

MLS # A2352271

\$425,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Esquire! This 2BR, 1 Bath South facing unit has beautiful courtyard views & tons of natural light throughout. This home boasts Luxury Vinyl Herringbone floor, a chef's kitchen with ceiling height cabinets, built in appliances, quartz counters throughout, open concept floorplan, Beautifully executed finishes and award winning design. The vibrant community of University District is the prime location for students, downsizers and first time homebuyers alike. This is the spot for this phenomenal Live, work, Play Master Planned Community. Market Mall, just across the way, ample restaurants and coffee shops, Children's Hospital just down the street, University of Calgary approximately 15 min walk, Foothills Medical and LRT stations less than 5 min. drive or 25min. walk. Immerse yourself in this fabulous community with everything that University District has to offer. Parks, Skating, splash pad, 18+ Movie Theatre, night Markets and pretty much everything your heart desires right at your doorstep.