

# \$625,000 - 304, 4275 Norford Avenue Nw, Calgary

MLS® #A2268345

**\$625,000**

3 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.00 Acres

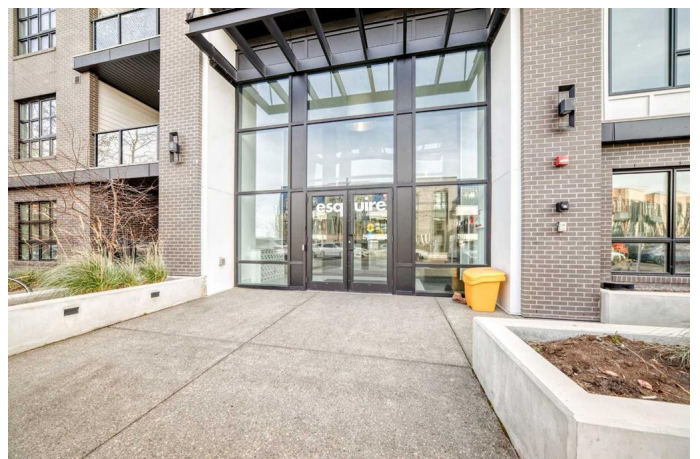
University District, Calgary, Alberta

Welcome to this luxurious top-floor 3-bedroom, 2-bath residence in Esquire, one of Calgary's most sought-after developments in the vibrant University District. Offering over 950 sq. ft. of elegant living space, this home combines contemporary sophistication with everyday functionality.

The chef-inspired kitchen is a true highlight, featuring ceiling-height cabinetry, quartz countertops, a gas range, tile backsplash, and a large island with bar seating—perfect for entertaining or casual dining. The open-concept layout flows seamlessly into the bright living and dining areas, adorned with herringbone-pattern luxury vinyl plank flooring and expansive windows that fill the space with natural light. Step out onto your private balcony to enjoy serene views and the perfect setting for morning coffee or evening relaxation.

The primary suite offers a generous walk-in closet and a spa-like 4-piece ensuite with dual vanities and a glass-enclosed shower. Two additional bedrooms and a second full bath provide flexibility for family, guests, or a home office setup. Additional conveniences include in-suite laundry and titled underground parking for year-round comfort.

Residents of Esquire enjoy exclusive access to premium amenities including a fully equipped fitness centre, pet wash station, and bike



maintenance area. Perfectly located, youâ€™re steps away from shops, restaurants, coffee spots, grocery stores, and parks, with the University of Calgary, Foothills Medical Centre, and Market Mall just minutes away.

Experience elevated urban living in one of Calgaryâ€™s most dynamic communities â€“ book your private showing today!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2268345          |
| Price          | \$625,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 956               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 304, 4275 Norford Avenue Nw |
| Subdivision | University District         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B 6M2                     |

**Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Snow Removal   |
| Parking Spaces | 1                                           |
| Parking        | Heated Garage, Parkade, Titled, Underground |

**Interior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Kitchen Island                                            |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer |
| Heating           | Baseboard                                                 |
| Cooling           | None                                                      |
| # of Stories      | 5                                                         |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Mixed, Wood Frame                |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 9th, 2025 |
| Days on Market | 9                  |
| Zoning         | M-2                |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | VIP Realty & Management |
|----------------|-------------------------|

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