

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

MLS® #A2268345

\$625,000

3 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.00 Acres

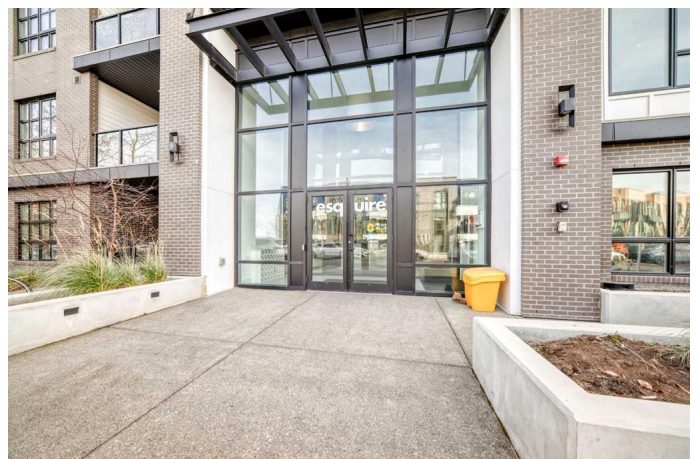
University District, Calgary, Alberta

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

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range
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	2
Zoning	M-2

Listing Details

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

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.