

\$465,000 - 224, 4275 Norford Avenue Nw, Calgary

MLS® #A2122395

\$465,000

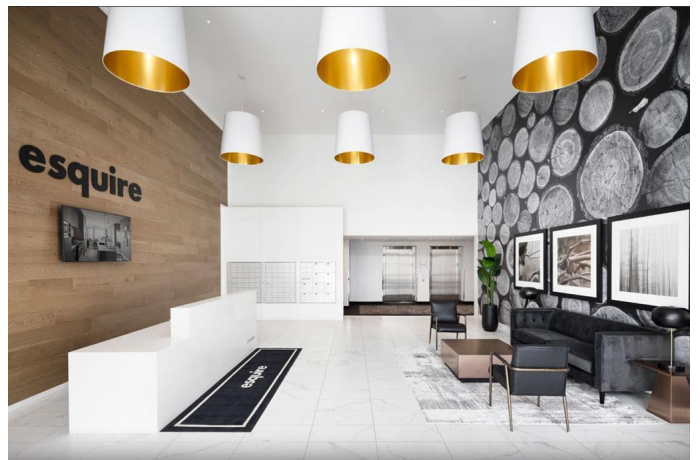
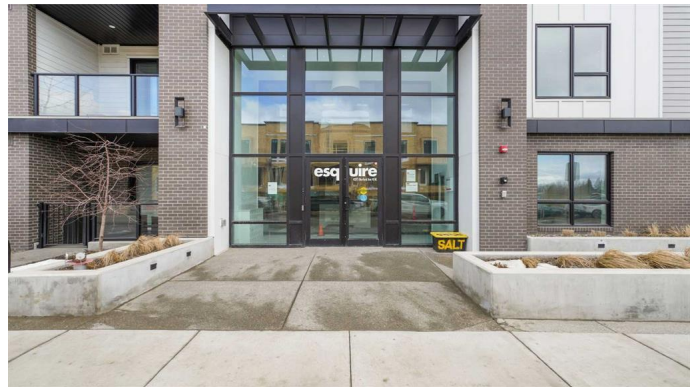
2 Bedroom, 1.00 Bathroom, 620 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to Esquire by TRUMAN in the University District, where luxury living meets practicality. This stunning 2-bedroom, 1-bathroom home offers a seamless blend of style and convenience. The first thing you'll notice is the herringbone-patterned wide plank flooring that adds a touch of elegance to every room. The kitchen is a chef's dream, featuring modern appliances, sleek dark cabinets, and elegant quartz countertops that create a contemporary and sophisticated ambiance. Esquire has more to offer than just a beautiful interior. On the third floor, you'll find a state-of-the-art fitness center that will help you stay in shape without ever leaving the building. And for all the pet lovers out there, there's a convenient pet wash station, making it easy to keep your furry friends clean and happy. There is a private storage unit & when your friends and family come to visit, they can take advantage of the underground visitor parking, ensuring that they always have a convenient place to park. One of the best things about Esquire is its unbeatable location. Everything you need is within walking distance, including work, school/university, Children's Hospital, theaters, restaurants, Market Mall, and grocery stores. This means you'll spend less time commuting and more time enjoying the comfort and convenience of your new home. Don't miss out on the opportunity to experience luxury living at its finest.

Built in 2021



Essential Information

MLS® #	A2122395
Price	\$465,000
Sold Price	\$454,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	620
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	224, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6A8

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Park, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Playground, Storage
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Construction Brick, Concrete, Wood Frame

Additional Information

Date Listed April 12th, 2024
Date Sold May 31st, 2024
Days on Market 49
Zoning M-2
HOA Fees 0.00

Listing Details

Listing Office Melcom Realty LTD.

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