

# \$1,500,000 - 407, 4275 Norford Avenue Nw, Calgary

MLS® #A2262630

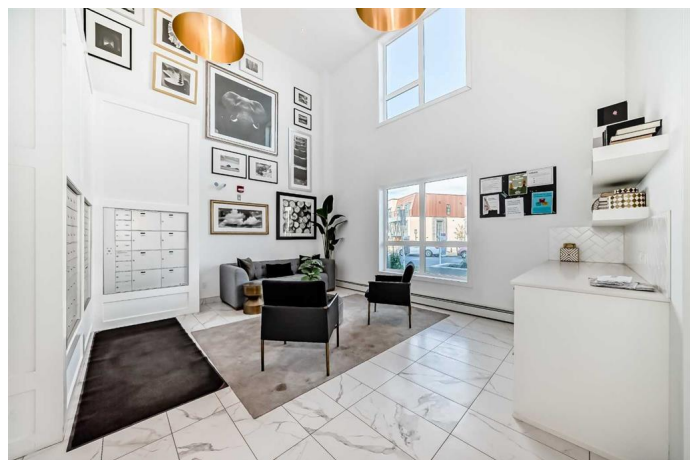
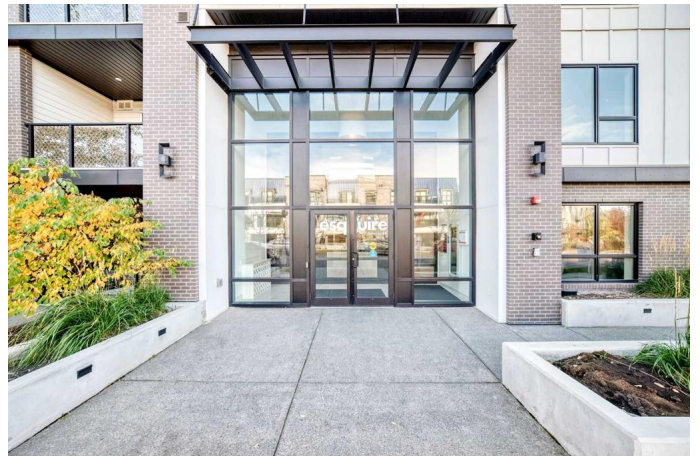
**\$1,500,000**

3 Bedroom, 3.00 Bathroom, 1,956 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

PENTHOUSE, on the TOP FLOOR of the Esquire in University District. This is a ONE of a KIND suite in this Truman Built condominium complex. Close to 2000 sq. ft. of living space. 3 Bedrooms, 3 FULL baths. 2 Titled Parking Stalls and 2 assigned storage units to make living here a breeze! This suite has a well defined living space with 3 balconies to enjoy the outdoors. The Large Foyer makes it easy to welcome guests into your Home. The Dining Room is nice roomy, perfect for special dinners. Walking into the Living Room notice how bright and open it feels. This room flows into the Gourmet Kitchen with Expansive Island, Quartz counters, White cabinetry with classic Gold fixtures, Luxury Fisher and Paykel appliances which include 2 refrigerators, 2 dishwashers, Gas range with oven, and wall microwave making this a Wonderful Gathering Place for Friends and Family. Down the west hall is a 4 piece guest bath and 2 bedrooms one being the Primary with 2 large walk in closets, 4 piece en suite with quartz counters. Off the Primary is a private Sitting Room or Den. Entering the east hall you'll find a good size laundry area, Den, 3rd bedroom with walk in closet and entrance to the 2nd balcony. There is also another 4 piece bathroom. The Esquire comes with an Expansive Fitness Room, Workshop, Large Bike Storage Room and Centre Courtyard to enjoy Nature's peace. University District hosts many restaurants, coffee shops, Boutiques and Village Ice Cream! Close to Parks and Playgrounds.



Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262630    |
| Price          | \$1,500,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,956       |
| Acres          | 0.00        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 407, 4275 Norford Avenue Nw |
| Subdivision | University District         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B 6M2                     |

## Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking, Workshop |
| Parking Spaces | 2                                                                                |
| Parking        | Heated Garage, Parkade, Underground, Workshop in Garage                          |

## Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                                       |
| Heating           | Baseboard, Natural Gas                                                                                                                               |
| Cooling           | None                                                                                                                                                 |
| # of Stories      | 4                                                                                                                                                    |

**Exterior**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 27                |
| Zoning         | M-2               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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