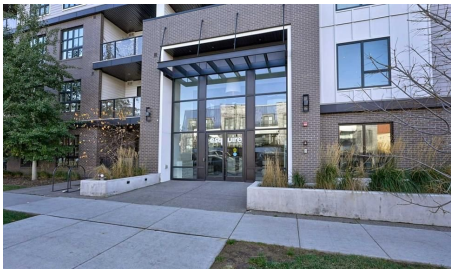
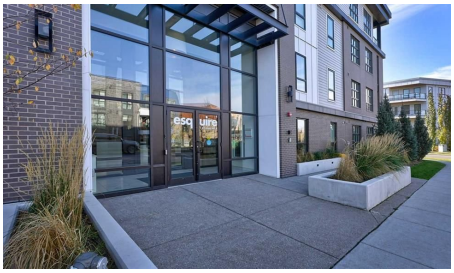
318 4275 Norford Avenue NW

Calgary | Active | MLS® A2352271

$425,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2021**	**655.51 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Manor Hill Realty YYC Inc.

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352271
Bedrooms	2
Bathrooms	1
Year Built	2021
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	655.51 sq. ft.
Main Level Finished Area:	655.51 sq. ft.
Condo Fee:	$457.40

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2021 (Age: 5)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2111583
Heating:	Boiler, Hot Water, Radiant
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$54.46
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Esquire
Community:	University District
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Workshop
Appliances:	Built-In Refrigerator, Dishwasher, Gas Oven, Gas Range, Microwave, Washer/Dryer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 15'2" × 9'10" ·
Main Floor	Eat in Kitchen · 11'8" × 11'4" ·
Main Floor	Bedroom - Primary · 11'2" × 10'7" ·
Main Floor	Bedroom · 10'10" × 9'8" ·
Main Floor	Balcony · 11'5" × 7'8" ·
Main Floor	Laundry · Measurements not available ·
Title to Land:	Leasehold
Community Features:	Other

Interior Features:	Breakfast Bar, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/318-4275-norford-avenue-nw-calgary-a2352271/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.