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

MLS® #A2262630

### \$1,500,000

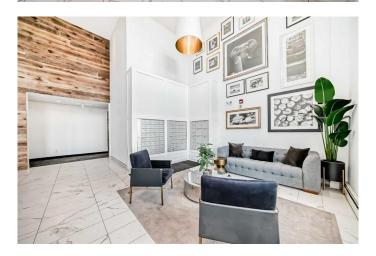
3 Bedroom, 3.00 Bathroom, 1,956 sqft Residential on 0.00 Acres

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.







#### **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 24

Zoning M-2

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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