

\$610,000 - 419, 4275 Norford Avenue Nw, Calgary

MLS® #A2252366

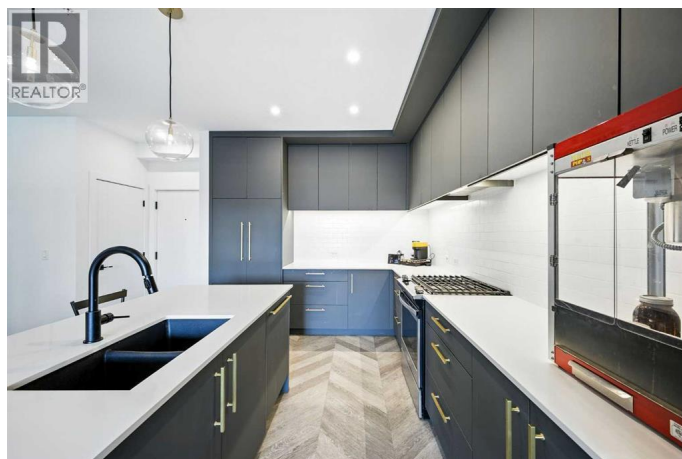
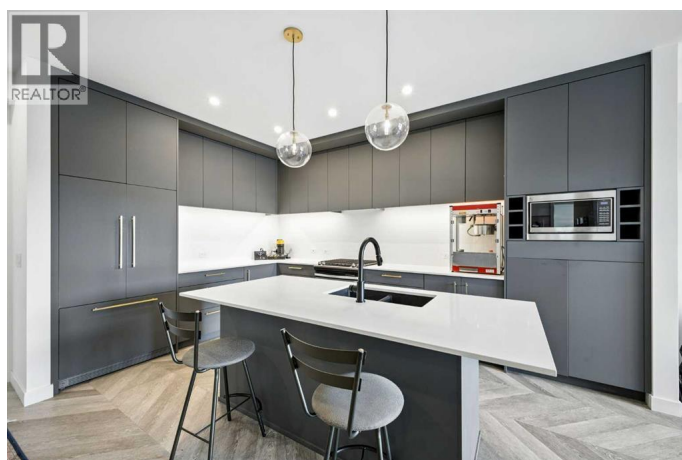
\$610,000

2 Bedroom, 2.00 Bathroom, 918 sqft

Single Family on 0.00 Acres

University District, Calgary, Alberta

Welcome to this top floor residence in Esquire, a premium condo development in Calgary's vibrant University District, offering 900 square feet of thoughtfully designed living space with 2 bedrooms, 2 full bathrooms, and a layout that blends modern style with everyday comfort. The chef inspired kitchen is equipped with ceiling height cabinetry, quartz countertops, a tile backsplash, gas range, and a large island with seating. From here, the stylish herringbone vinyl plank flooring leads you through the main living areas of the home, including a bright living room filled with natural light and opening onto a private balcony that provides the perfect spot for morning coffee or evening relaxation while overlooking Esquire's manicured courtyard. The generous size of this unit also allows room in the main living area for a desk or study nook, making it easy to create a dedicated workspace. The spacious primary suite features a walk-in closet and a 4 piece ensuite with dual vanities and a glass enclosed shower, while the second bedroom and full bathroom create flexibility for family, roommates, or guests. In suite laundry adds comfort and convenience to your daily routine. A titled underground parking stall is also included, keeping your vehicle safe and warm year-round. Residents of Esquire enjoy premium amenities such as a fully equipped fitness centre, pet wash station, and bike storage and maintenance space, while being just steps from shops, restaurants,



coffee spots, grocery stores, off leash area, parks, and pathways, with the University of Calgary, Alberta Children’s Hospital, Foothills Medical Centre, and Market Mall only minutes away. Book your showing today!
(id:6289)

Built in 2021

Essential Information

Listing #	A2252366
Price	\$610,000
Bedrooms	2
Bathrooms	2.00
Square Footage	918
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	419, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6M2

Amenities

Amenities	Park, Schools, Shopping, Exercise Centre
Features	PVC window, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Window Coverings
Heating	Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Brick
Construction	Wood frame

Listing Details

Listing Office	Charles
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