

\$659,900 - 421, 4275 Norford Avenue Nw, Calgary

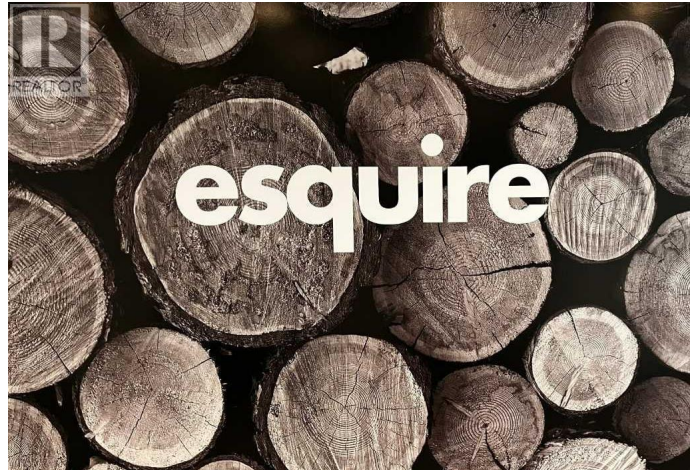
MLS® #A2252790

\$659,900

2 Bedroom, 2.00 Bathroom, 944 sqft
Single Family on 0.00 Acres

University District, Calgary, Alberta

Ideal for savvy investors or those seeking to live in a premium condo, this top-floor 2-bedroom + den unit at The Esquire is one of only four units with its unique layout. Enjoy a spacious 24-foot balcony with courtyard views, abundant sunlight, and a modern kitchen with sleek cabinetry, quartz countertops, integrated appliances, and an eating bar. The open layout connects the living and dining areas, while the primary suite features an additional balcony access, a fully customized walk-through closet, and a stylish ensuite with an oversized glass-enclosed stand-up shower. The second bedroom is spacious and bright, featuring a walk-in closet, making it ideal for guests or roommates. An additional den offers flexible use, ideal as an office, bedroom, gym/yoga studio, or additional family room – the choice is yours! Extras include heated storage (on the same floor as the unit), underground parking, and access to the building's many amenities, including a fully equipped gym, bike storage, repair room, and pet wash. Steps to caf  s, restaurants, movie theaters, shopping, parks, The Children's Hospital, and the University of Calgary! This unit can come fully furnished and equipped (not included in the list price). Live in this outstanding suite or seize an incredible investment opportunity! Rent the entire unit or lease each bedroom separately! Please inquire for more information. (id:6289)



Built in 2021

Essential Information

Listing #	A2252790
Price	\$659,900
Bedrooms	2
Bathrooms	2.00
Square Footage	944
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	421, 4275 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6M2

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre
Features	See remarks, Other, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground, Visitor Parking

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Baseboard heaters
Cooling	None
# of Stories	4

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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