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

MLS® #A2252790

# \$659,900

2 Bedroom, 2.00 Bathroom, 944 sqft Residential 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 â€" 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 cafés, 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.







#### **Essential Information**

MLS® # A2252790 Price \$659,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 944
Acres 0.00
Year Built 2021

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 421, 4275 Norford Avenue Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B6M2

## **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Garbage Chute, Gazebo,

Park, Parking, Picnic Area, Secured Parking, Snow Removal, Storage,

Trash, Visitor Parking, Workshop

Parking Spaces 1

Parking Garage Faces Side, Guest, Secured, Titled, Underground

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In

Closet(s), Wired for Data

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

Basement None

## **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard, Lighting, Other

Roof Flat

Construction Brick, Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed August 29th, 2025

Days on Market 48
Zoning M-2

# **Listing Details**

Listing Office RE/MAX First

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