

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

MLS® #A2252790

**\$659,900**

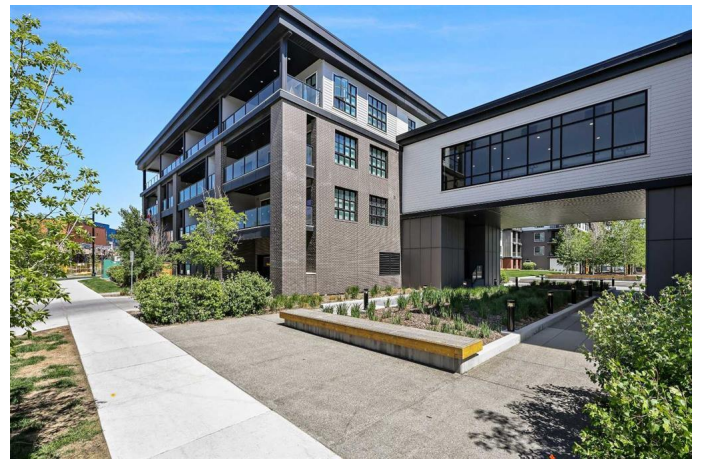
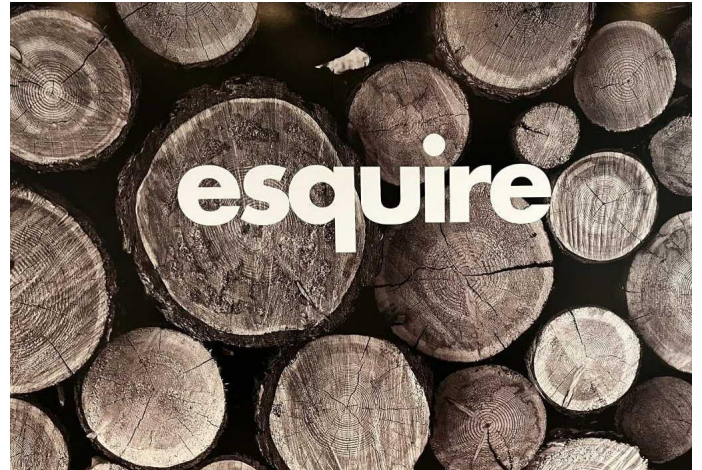
2 Bedroom, 2.00 Bathroom, 944 sqft

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 – 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.

Built in 2021



## 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, Park, Parking, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Gazebo, Garbage Chute, Workshop
Parking Spaces	1
Parking	Guest, Secured, Titled, Underground, Garage Faces Side
# 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
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## 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	1
Zoning	M-2

## Listing Details

Listing Office	RE/MAX First
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