

**421, 4275 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2252790**



**\$659,900**

|                  |                                                        |               |                  |
|------------------|--------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | University District                                    |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                     |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                            |               |                  |
| <b>Size:</b>     | 944 sq.ft.                                             | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 2                                                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Garage Faces Side, Guest, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                                      |               |                  |
| <b>Lot Feat:</b> | -                                                      |               |                  |

|                    |                   |                   |        |
|--------------------|-------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat              | <b>Condo Fee:</b> | \$ 655 |
| <b>Basement:</b>   | None              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Mixed      | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |

**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

**Inclusions:** Primary Bedroom: All attached shelves, attached table, two (2) wall mirrors by bed, built-in safe in master closet. Bedroom #2: All attached shelves, attached desk, one (1) wall mirror and yellow wall panel. Bedroom #3: All attached shelves, attached desk and one (1) wall mirror.

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.