

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

MLS® #A2252366

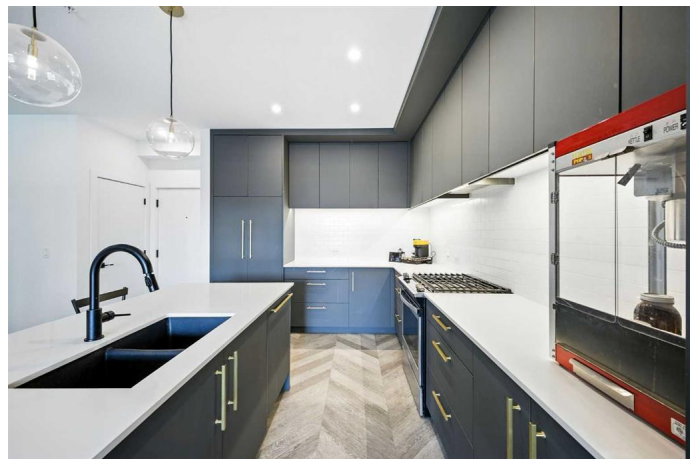
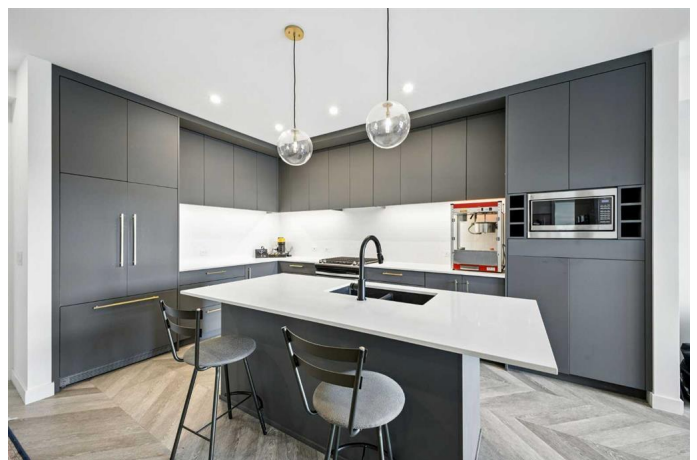
**\$610,000**

2 Bedroom, 2.00 Bathroom, 918 sqft

Residential 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!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252366          |
| Price          | \$610,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 918               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 419, 4275 Norford Avenue Nw |
| Subdivision | University District         |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B 6M2                     |

**Amenities**

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking, Parking |
| Parking Spaces | 1                                                                                       |
| Parking        | Titled, Underground, Stall                                                              |

**Interior**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------|

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

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Lighting |
| Construction      | Brick, Wood Frame                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 51                |
| Zoning         | M-2               |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.