

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

MLS® #A2252790

**\$659,900**

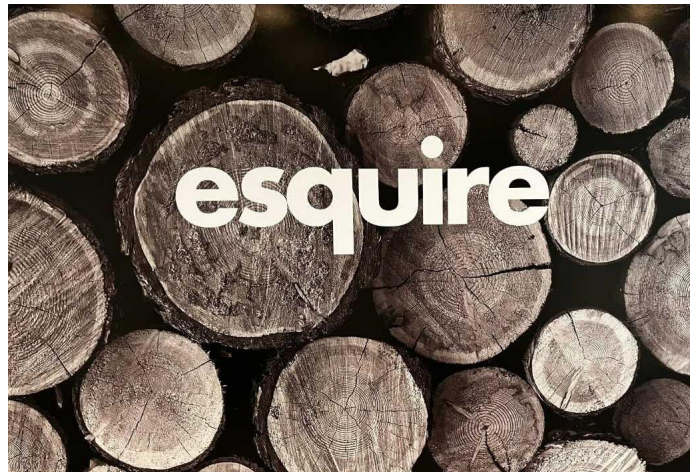
2 Bedroom, 2.00 Bathroom, 944 sqft

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, 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        52  
Zoning                      M-2

**Listing Details**

Listing Office              RE/MAX First

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