

# \$669,900 - 421, 4275 Norford Avenue Nw, Calgary

MLS® #A2228062

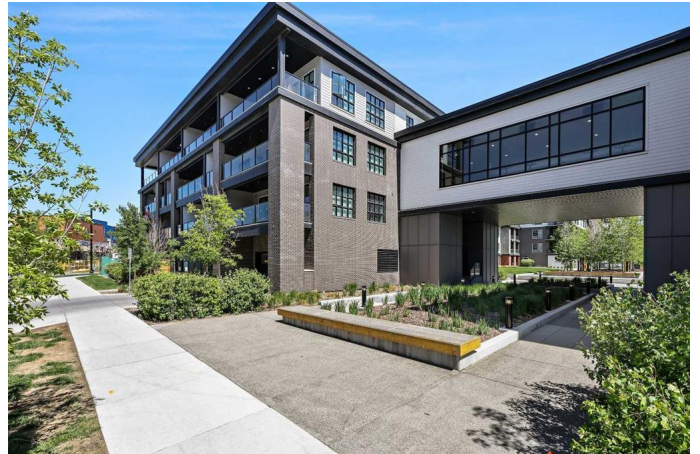
**\$669,900**

3 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Ideal for the savvy investor or anyone in search of an exceptional condo! Welcome to The Esquire at University District. This rare top-floor, 3-bedroom unit is one of only four with its distinctive layout. It provides exclusive top-floor living with abundant sunlight and beautiful courtyard views from a spacious balcony—measuring an impressive 24 feet long—perfect for entertaining or relaxing outdoors. Inside, the modern kitchen blends style and practicality, featuring sleek cabinets with elegant gold handles, high-quality quartz countertops, and a bold subway tile backsplash. A stylish eating bar with pendant lights creates a welcoming space for casual meals or entertaining. The kitchen features integrated appliances, including a built-in microwave, a refrigerator that matches the cabinets, and a stainless-steel gas stove. The open-concept layout connects the living room seamlessly to the dining area. The expansive primary suite has a private balcony entrance—perfect for morning coffee. The large walk-through closet, featuring custom shelves and ample hanging space, will impress even the most discerning clothing enthusiasts. The master ensuite features a sleek, glass-enclosed shower with wall-to-ceiling marble-like tiles. Need an office? Guest room? Home gym? Space for your roommates? The two extra bedrooms can meet all your needs. The possibilities are endless! 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. A heated storage room is also included, along with an underground titled parking space. The Esquire has a private gym, ample bike storage, a bike repair room, and a pet wash! Donâ€™t miss out on one of the standout units in the heart of the University District's vibrant community, steps to caf  s, restaurants, movie theaters, shopping, parks, The Children's Hospital, and the University of Calgary!

Built in 2021

**Essential Information**

MLS� #	A2228062
Price	\$669,900
Bedrooms	3
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	Secured Parking, Storage, Trash, Visitor Parking, Bicycle Storage,
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	Fitness Center, Gazebo, Parking, Picnic Area, Park, Snow Removal
Parking Spaces	1
Parking	Guest, Titled, Underground, Garage Faces Side, Secured
# of Garages	1

## Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Vinyl Windows, Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Recessed Lighting, Wired for Data, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove, Microwave
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	June 4th, 2025
Days on Market	60
Zoning	M-2

## Listing Details

Listing Office	RE/MAX First
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