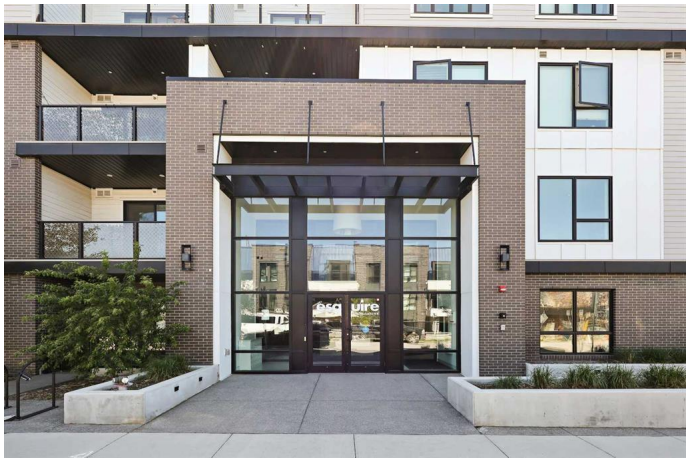
# $679,900 - 421, 4275 Norford Avenue Nw, Calgary

MLS® #A2228062

**$679,900**
3 Bedroom, 2.00 Bathroom, 944 sqft
Residential on 0.00 Acres

University District, Calgary, Alberta



Welcome to The Esquire! This exceptional 3-bedroom top-floor suite is one of only four with its unique floor plan, making this unit highly sought after! This south-facing gem offers unobstructed views of the lush green space and charming courtyard below, and you can enjoy the sights from one of the building's largest balconies, which stretches an impressive 24 feet long, perfect for sunny days or hosting BBQs! Inside, you'll discover a modern kitchen that is a masterpiece of sophistication and functionality. Sleek cabinets with elegant gold pulls complement premium quartz countertops and a striking subway tile backsplash that spans the entire wall. A stylish eating bar, complete with chic pendant lights, provides an inviting spot for casual dining or entertaining friends. Integrated appliances include a refrigerator that blends seamlessly into the cabinetry, a built-in microwave, and a stainless-steel gas stove. The open-plan layout flows seamlessly from the living room to the designed dining area. Retreat to the spacious primary suite, which features a private entrance to the balconyâ€”perfect for savoring your morning coffee. You'll be impressed by the expansive walk-through closet, complete with custom shelves and a hanging area thatâ€™s sure to please even the most discerning clothing enthusiasts! The master ensuite also features a stylish glass-enclosed stand-up shower with wall-to-ceiling marble-like tile. Need an office, guest rooms, a home gym, or 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, conveniently located near cafÃ©s, restaurants, movie theaters, shopping, parks, The Children's Hospital, and the University of Calgary!

Built in 2021

## Essential Information

| | |
|---|---|
| MLS® # | A2228062 |
| Price | $679,900 |
| 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 | Bicycle Storage, Fitness Center, Park, Parking, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Gazebo |
| Parking Spaces | 1 |
| Parking | Garage Faces Side, Secured, Titled, Underground, Guest |
| # 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 | June 4th, 2025 |
| Days on Market | 11 |
| Zoning | M-2 |

## Listing Details

| | |
|---|---|
| Listing Office | RE/MAX First |

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