



GRASSROOTS
REALTY GROUP

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**419, 4275 Norford Avenue NW
Calgary, Alberta**

MLS # A2252366



\$610,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	918 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

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!