



GRASSROOTS
REALTY GROUP

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304, 4275 Norford Avenue NW
Calgary, Alberta

MLS # A2268345



\$625,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	956 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Tile, Vinyl

Roof: -

Basement: -

Exterior: Mixed, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 673

LLD: -

Zoning: M-2

Utilities: -

Inclusions: All window blinds

Welcome to this luxurious top-floor 3-bedroom, 2-bath residence in Esquire, one of Calgary's most sought-after developments in the vibrant University District. Offering over 950 sq. ft. of elegant living space, this home combines contemporary sophistication with everyday functionality. The chef-inspired kitchen is a true highlight, featuring ceiling-height cabinetry, quartz countertops, a gas range, tile backsplash, and a large island with bar seating—perfect for entertaining or casual dining. The open-concept layout flows seamlessly into the bright living and dining areas, adorned with herringbone-pattern luxury vinyl plank flooring and expansive windows that fill the space with natural light. Step out onto your private balcony to enjoy serene views and the perfect setting for morning coffee or evening relaxation. The primary suite offers a generous walk-in closet and a spa-like 4-piece ensuite with dual vanities and a glass-enclosed shower. Two additional bedrooms and a second full bath provide flexibility for family, guests, or a home office setup. Additional conveniences include in-suite laundry and titled underground parking for year-round comfort. Residents of Esquire enjoy exclusive access to premium amenities including a fully equipped fitness centre, pet wash station, and bike maintenance area. Perfectly located, you're steps away from shops, restaurants, coffee spots, grocery stores, and parks, with the University of Calgary, Foothills Medical Centre, and Market Mall just minutes away. Experience elevated urban living in one of Calgary's most dynamic communities — book your private showing today!