\$610,000 - 419, 4275 Norford Avenue Nw, Calgary

MLS® #A2252366

\$610,000

2 Bedroom, 2.00 Bathroom, 918 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

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!

Built in 2021

Essential Information

MLS® # A2252366 Price \$610,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 918
Acres 0.00

Year Built 2021

Type Residential

Type Residentia
Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 419, 4275 Norford Avenue Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6M2

Amenities

Amenities Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor

Parking, Parking

Parking Spaces 1

Parking Titled, Underground, Stall

Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window

Coverings, Gas Range

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line, Courtyard, Lighting

Construction Brick, Wood Frame

Additional Information

Date Listed August 28th, 2025

Days on Market 63
Zoning M-2

Listing Details

Listing Office Charles

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.