



GRASSROOTS
REALTY GROUP

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419, 4275 Norford Avenue NW
Calgary, Alberta

MLS # A2341280



\$574,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	918 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Top floor. Courtyard views. Southeast light. This is one of those units that just feels right the moment you walk in. At 918 square feet, this 2 bedroom 2 bathroom home in Esquire is bright, well laid out, and finished to a standard you don't always find at this price point. Herringbone vinyl plank flooring runs through the main living space, high ceilings open everything up, and the southeast exposure means you're getting morning sun and natural light through most of the day. The kitchen is built for real cooking with ceiling height cabinetry, quartz countertops, a tile backsplash, a gas range, and a large island with seating. There's also enough room in the living space for a proper dining setup and a desk or study area, making this equally functional for someone working from home or a student who needs a dedicated space to focus. Step outside to your private southeast facing balcony and look down over the quiet landscaped courtyard below. Instead of looking out at the street, your balcony overlooks the quiet landscaped courtyard below. The primary bedroom features a walk in closet and a 4 piece ensuite with dual sinks and a glass enclosed shower. The second bedroom and full bathroom work perfectly for a roommate, a guest, or a dedicated home office. In suite laundry and a titled underground parking stall round out everything you need day to day. Esquire residents have access to a fully equipped fitness centre, a pet wash station, bike storage and a repair workshop, all within the building. Step outside and you're walking distance to Save On Foods, OEB Breakfast, Monogram Coffee, Market Mall, Cineplex VIP, the Bow River pathways, and the off leash dog park. The University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital are all minutes away. Whether you're a first time buyer, a student, a downsizer, or an investor looking for a strong

rental in one of Calgary's most connected communities, this one checks every box. Note: Some photos have been virtually staged.