

**109, 4275 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2299392**



**\$575,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 704
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** NA

Welcome to Esquire in the heart of University District, where modern design meets a vibrant, walkable lifestyle. This ground floor unit offers next level convenience with the ability to come and go directly through your private patio, giving it a rare, almost townhome feel. Inside, the space is fresh, stylish and anything but ordinary, featuring eye catching herringbone vinyl plank flooring that runs throughout. The kitchen is a true showpiece with a large quartz island perfect for casual dining or entertaining, full height cabinetry and sleek, contemporary finishes that elevate the entire space. The open living area is bright and inviting, while both bedrooms are thoughtfully positioned on opposite sides of the living space, creating a highly functional layout with exceptional privacy. The primary bedroom feels like a retreat with a walk through closet leading to a beautifully finished ensuite complete with quartz countertops and a large walk in shower. A second spacious bedroom is ideally positioned with easy access to another full four piece bathroom, making the layout both functional and flexible. Step outside to your private patio, tucked between brick walls for added privacy, with green space out front that gives a rare sense of yard like living. Additional features include two storage lockers and a titled underground parking stall. Residents of Esquire enjoy access to a full range of amenities including a fitness centre, pet wash station, bike storage and tuning area and a workshop. All of this just steps from the University of Calgary, Alberta Children's Hospital, Market Mall, Central Commons Park, dog parks, cafes, restaurants, grocery stores and the Cineplex VIP theatre, with easy access to transit and major routes. This is a standout opportunity to own a modern, ground level home in one of Calgary's most dynamic and connected communities.