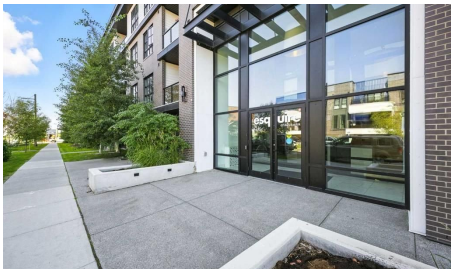
419 4275 Norford Avenue NW

Calgary | Active | MLS® A2354297

$544,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2021**	**918.45 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

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 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 is 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 the southeast facing balcony and look down over the quiet landscaped courtyard below. No street noise, no construction views. Just a calm private outdoor space to start your morning or wind down at night.

The primary bedroom has 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, guest, or home office. In suite laundry and a titled underground parking stall are included.

Esquire residents have access to a fully equipped fitness centre, pet wash station, bike storage and repair workshop all within the building. Steps from Save On Foods, OEB Breakfast, Monogram Coffee, Cineplex VIP, Market Mall and the Bow River pathways. University of Calgary, Foothills Medical Centre and Alberta Children’s Hospital are all minutes away.

First time buyer, investor, student or downsizer. This one checks every box. Please note some photos are digitally staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354297
Bedrooms	2
Bathrooms	2
Year Built	2021
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	918.45 sq. ft.
Main Level Finished Area:	918.45 sq. ft.
Condo Fee:	$650.20
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	5
Year built:	2021 (Age: 5)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1

Plan:	2111583
Heating:	Baseboard
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Flat
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Esquire
Community:	University District
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions
Main Floor	Bedroom · 10'1" × 9'1" ·
Main Floor	Dining Room · 14'10" × 10'9" ·
Main Floor	Kitchen · 15'8" × 10'2" ·
Main Floor	Living Room · 11'7" × 11'4" ·
Main Floor	Bedroom - Primary · 14'1" × 11'6" ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s), Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/419-4275-norford-avenue-nw-calgary-a2354297/

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