



4275 Norford Avenue Calgary Alberta

\$679,900

Welcome to The Esquire! This exceptional 3-bedroom top-floor suite is one of only four with its unique floor plan, making this unit highly sought after! This south-facing gem offers unobstructed views of the lush green space and charming courtyard below, and you can enjoy the sights from one of the building's largest balconies, which stretches an impressive 24 feet long, perfect for sunny days or hosting BBQs! Inside, you'll discover a modern kitchen that is a masterpiece of sophistication and functionality. Sleek cabinets with elegant gold pulls complement premium quartz countertops and a striking subway tile backsplash that spans the entire wall. A stylish eating bar, complete with chic pendant lights, provides an inviting spot for casual dining or entertaining friends. Integrated appliances include a refrigerator that blends seamlessly into the cabinetry, a built-in microwave, and a stainless-steel gas stove. The open-plan layout flows seamlessly from the living room to the designed dining area. Retreat to the spacious primary suite, which features a private entrance to the balcony—perfect for savoring your morning coffee. You'll be impressed by the expansive walk-through closet, complete with custom shelves and a hanging area that's sure to please even the most discerning clothing enthusiasts! The master ensuite also features a stylish glass-enclosed stand-up shower with wall-to-ceiling marble-like tile. Need an office, guest rooms, a home gym, or space for your roommates? The two extra bedrooms can meet all your needs! The possibilities are endless! This unit can come fully furnished and equipped (not included in the list price). Live in this outstanding suite or seize an incredible investment opportunity! Rent the entire unit or lease each bedroom separately! Please inquire for more information. A heated storage room is also included, along with an underground...

Living room 12.25 Ft x 10.42 Ft

Kitchen 13.00 Ft x 8.33 Ft

Dining room 6.08 Ft x 5.83 Ft

Primary Bedroom 10.92 Ft x 10.00 Ft

Other 6.42 Ft x 5.42 Ft

Bedroom 10.08 Ft x 9.33 Ft

Other 6.25 Ft x 3.25 Ft

Foyer 5.67 Ft x 4.17 Ft

Laundry room 3.42 Ft x 3.25 Ft

3pc Bathroom 9.58 Ft x 4.08 Ft

4pc Bathroom 9.92 Ft x 5.42 Ft

Other 23.83 Ft x 7.33 Ft

a

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://www.stephanieberman.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

