



## 4275 Norford Avenue Calgary Alberta

\$678,800

Immerse Yourself in Urban Elegance at the Esquire! Nestled in Calgary's sought-after University District. The Esquire offers a meticulously designed 3-bedroom, 2-bathroom, 2 titled underground parking stalls and 2 storage lockers. This residence perfectly fuses modern sophistication with unmatched convenience. Ideally situated on 3rd floor, this 930 square feet home boasts 9' ceilings, luxury vinyl plank herringbone pattern flooring, and a bright, open concept layout. With its contemporary design and prime location, this home offers the ultimate urban lifestyle. The stylish chef inspired kitchen is a true centerpiece, featuring sleek integrated high-end appliances, including a gas range, full-height cabinetry, under cabinet lighting and quartz countertops with large eat-up island. The bright and spacious living and dining areas are bathed in natural light, thanks to oversized windows complete with blinds, creating an inviting atmosphere. Step onto your large south-facing private and covered balcony, equipped with a natural gas hookup, a great place to entertain while overlooking the courtyard. The primary bedroom offers ample space and comfort with large walk-through closet complete with custom California closet build-ins, along with beautiful 3-piece ensuite with upgraded finishing of quartz countertops and tile flooring. The second bedroom also comes with custom walk-in California closet built-ins and access to a well-appointed 3-piece bathroom. The versatile bedroom/den includes a closet can also be used as an office. Additional conveniences include in-suite laundry, 2 titled underground parking stalls in heated parkade and 2 storage lockers. The Esquire offers many amenities such as a large well-equipped 3rd floor fitness center overlooking the courtyard, a pet wash, bike repair room, secure bike storage rooms (3) and hobby work shop, all located in underground...

Living room 12.17 Ft x 10.33 Ft

Kitchen 16.50 Ft x 11.58 Ft

Foyer 4.50 Ft x 2.50 Ft

Primary Bedroom 10.92 Ft x 9.92 Ft

Bedroom 9.42 Ft x 10.92 Ft

Other 6.58 Ft x 6.00 Ft

Bedroom 10.08 Ft x 9.25 Ft

Other 6.42 Ft x 5.42 Ft

3pc Bathroom 9.67 Ft x 5.00 Ft

3pc Bathroom 10.08 Ft x 5.50 Ft

Other 23.83 Ft x 6.75 Ft

Listing Presented By:



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<http://josienovak.com/>

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