



4275 Norford Avenue Calgary Alberta

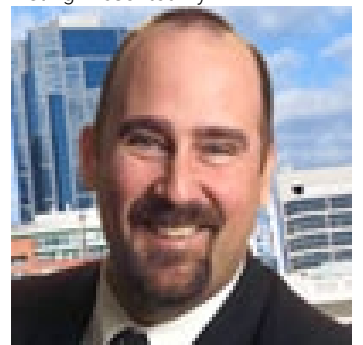
\$564,900

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. (id:6769)

4pc Bathroom 5.50 Ft x 8.92 Ft
4pc Bathroom 4.92 Ft x 14.42 Ft
Bedroom 9.08 Ft x 10.08 Ft
Dining room 10.75 Ft x 14.83 Ft

Kitchen 10.17 Ft x 15.67 Ft
Living room 11.58 Ft x 11.33 Ft
Primary Bedroom 11.50 Ft x 14.08 Ft

Listing Presented By:



Originally Listed by:
Charles

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