

# \$994,900 - 120 Norford Common Nw, Calgary

MLS® #A2214946

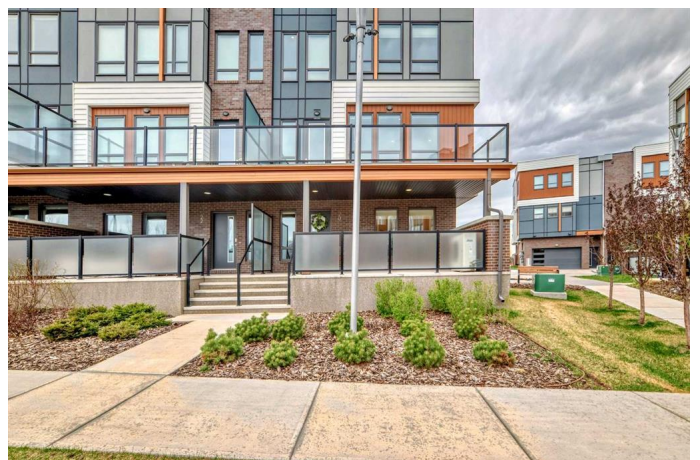
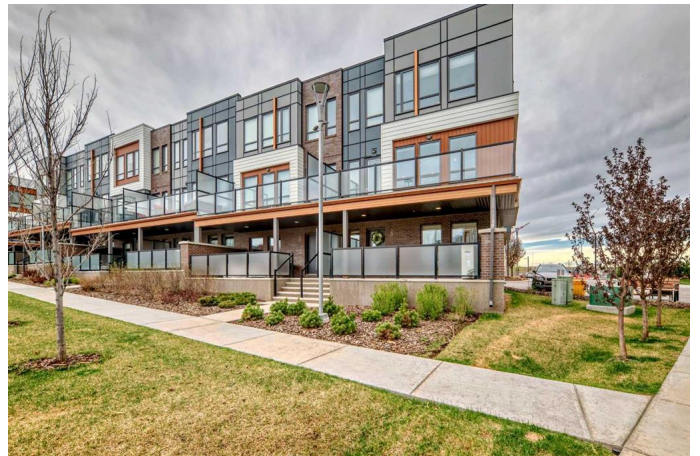
**\$994,900**

3 Bedroom, 3.00 Bathroom, 1,842 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Open House! Saturday, May 10th, 2025, from 1:00 PM to 4:00 PM. Stunning and Rare 3-bedroom 3-bathroom END UNIT townhome in the vibrant University District - Welcome home to 120 Norford Common at THE IVY! This home features premium upgrades and designer finishes throughout. The bright and open main level is flooded with natural light from windows on all sides and showcases the modern gourmet kitchen complete with premium stainless steel appliances, casual counter seating, expansive counter and cabinet space, and a large walk-in pantry for all your storage needs. The spacious kitchen flows seamlessly into dining and living areas with steps out to the private upper-level deck where you can enjoy watching the sun rise and set each day, overlooking the beautiful communal courtyard. A convenient 2-piece bathroom completes the main level. Upstairs, you will find the luxurious primary suite featuring a large walk-in closet with custom-built-ins and a 4-piece ensuite bath with dual sinks and a full-size walk-in shower. Two additional bedrooms are generous in size, and the 4-piece main bathroom is complete with a relaxing soaker tub. The upper-level laundry room makes laundry day a breeze! The lower level offers bonus space perfect for a home office/den/recreation as well as access to the double attached garage. Step outside to enjoy your second spacious covered patio and out into the quiet and peaceful green space with community garden, picnic area, and



playground. Walk to all the incredible University District amenities, including dining, shopping, groceries, and a movie theatre. Minutes to Market Mall, U of C, and Children's Hospital. This complex is quiet and well-maintained, with amazing access to local amenities and beyond. A well-structured condo board maintains extremely low monthly condo fees (includes window washing 2x/year) and a very well-funded reserve fund. Over \$80k in upgrades in this unit include CAT5e, USB plugs, in-floor heated flex room and all bathrooms, high-end blinds on all windows, hardwood flooring, air conditioning, epoxy flooring in the garage, fully finished garage including shelving and a 220V plug. Book your viewing today!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2214946      |
| Price          | \$994,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,842         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 120 Norford Common Nw |
| Subdivision | University District   |
| City        | Calgary               |
| County      | Calgary               |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3B 6G6 |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Community Gardens, Dog Park, Park, Parking, Visitor Parking |
| Parking Spaces | 2                                                           |
| Parking        | 220 Volt Wiring, Double Garage Detached, Plug-In            |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Data |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                               |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                 |
| Basement          | None                                                                                                                                                                        |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, Courtyard, Garden, Playground, Private Entrance |
| Lot Description   | See Remarks                                                        |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Brick, Composite Siding, Wood Siding                               |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | M-G           |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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