

# \$645,000 - 44 Norford Common Nw, Calgary

MLS® #A2236652

## \$645,000

2 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.00 Acres

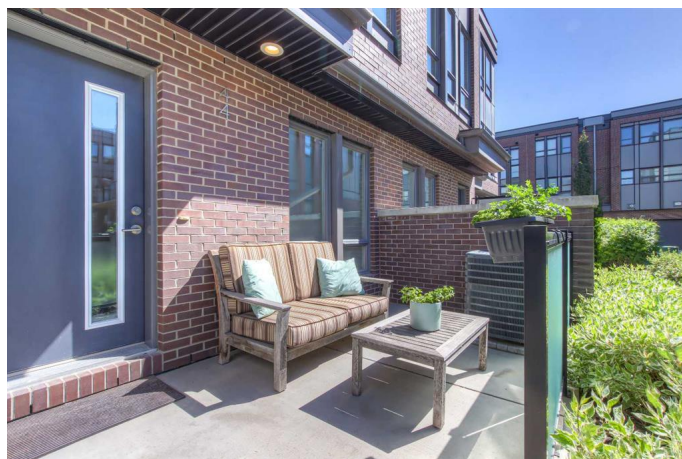
University District, Calgary, Alberta

Beautiful townhome in the exceptional University District. This lovely home is a quiet inside unit that ideally faces south onto a very well managed courtyard. High end finishes throughout this comfortable space including the kitchen with Bosch appliances. plenty of cabinet storage, and counter space. Generous dining/living areas and a 2pc bath fill out the main level. The upper level features 2 excellent bedrooms. The primary bedrooms bath has dual sinks and a large shower + a walk-in closet. The 2nd bedroom is well sized and has a 4pc bath. The lowest level of this fine home is fully above grade. It has tandem attached garage and extra storage. If you valued a bonus room over a 2nd park space, the front of the garage is set up to be enclosed (this was a builder either/or). University District offers an ideal lifestyle as all amenities are a short walk, Market Mall is within 2 blocks, and the location is central.

Built in 2017

## Essential Information

MLS® #	A2236652
Price	\$645,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275



Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	44 Norford Common Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6G6

### **Amenities**

Amenities	Picnic Area, Playground
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Courtyard, Playground
Lot Description	Backs on to Park/Green Space
Roof	Membrane
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3

Zoning

M-G

Listing Details

Listing Office

RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.