

44 Norford Common NW
Calgary, Alberta

MLS # A2236652



\$645,000

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,275 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 228
Basement:	None	LLD:	-
Exterior:	Brick	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Entertainment unit

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.