$994,900 - 120 Norford Common Nw, Calgary

MLS® #A2214946

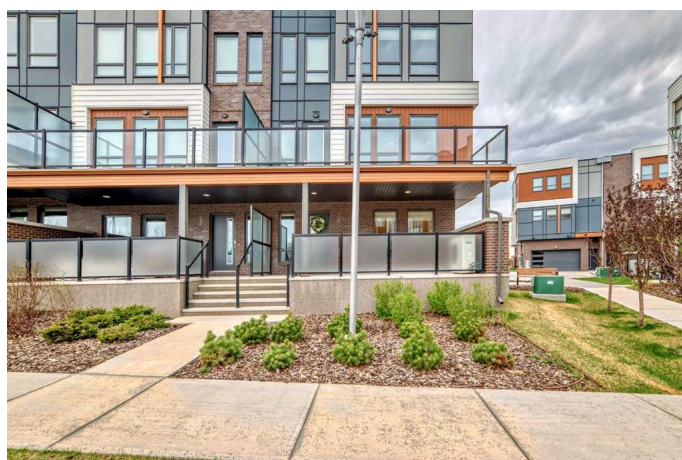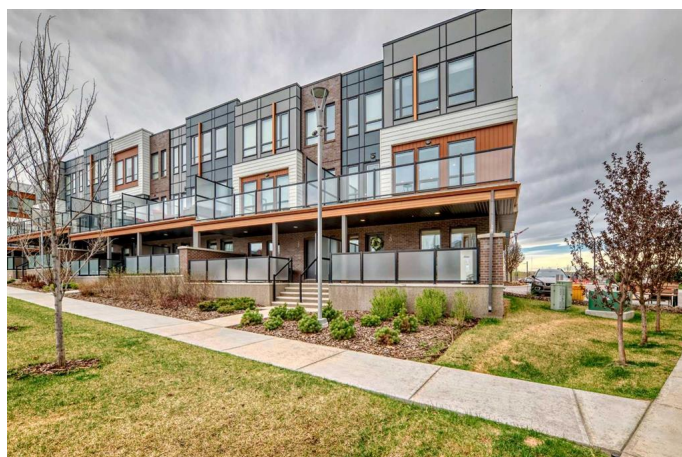**$994,900**
3 Bedroom, 3.00 Bathroom, 1,858 sqft
Residential on 0.00 Acres

University District, Calgary, Alberta

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	1,858
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	Park, Parking, Visitor Parking, Community Gardens, Dog Park
Parking Spaces	2
Parking	Double Garage Detached, 220 Volt Wiring, 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	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Barbecue, Garden, Playground, Private Entrance, Courtyard
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	59
Zoning	M-G

Listing Details

Listing Office	RE/MAX First