

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

MLS® #A2214946

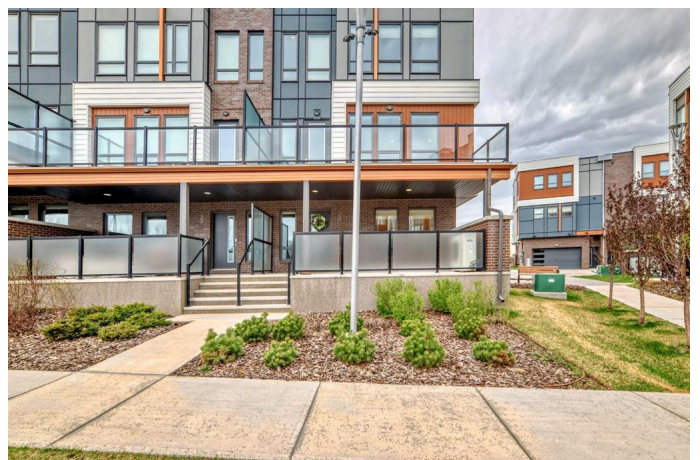
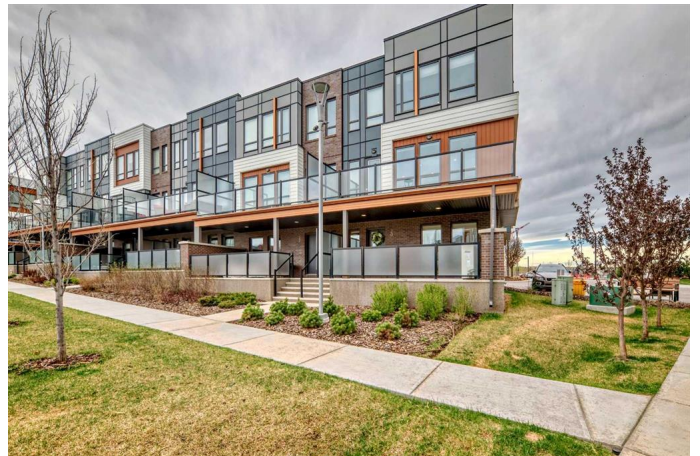
**\$994,900**

3 Bedroom, 3.00 Bathroom, 1,842 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

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, Courtyard, Garden, Playground, Private Entrance, Barbecue  
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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