



**GRASSROOTS**  
REALTY GROUP

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**44 Norford Common NW**  
**Calgary, Alberta**

**MLS # A2236652**



**\$645,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 228
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.