



**GRASSROOTS**  
REALTY GROUP

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**62 Norford Common NW**  
**Calgary, Alberta**

**MLS # A2273334**



**\$769,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage		
<b>Inclusions:</b>	NA		

Open house Feb 14, 1-3 pm. Experience modern, executive townhome living in the highly sought-after University District. This freshly painted home offers a spacious 1,660 sqft of meticulously designed air conditioned&nbsp;space.,&nbsp;overlooking the quiet inner courtyard. The ground floor provides direct entry from the double attached garage into a spacious den/office. This versatile flex space is perfect for a home-based business, gym, or additional storage. The main living level is an entertainer's dream, featuring high ceilings and an open-concept layout. The gourmet, U-shaped kitchen is highlighted by a gas stove, sleek quartz countertops, a generous breakfast island, and premium Bosch stainless steel appliances. The spacious dining and living areas lead to your private deck, which offers a view over the complex&rsquo;s inner courtyard and community playground. A stylish two-piece powder room completes this level. The top floor is dedicated to rest and convenience. It features a practical upper-level laundry and the executive Dual Primary Suite layout&mdash;a premium feature consistent with the complex's top-selling homes. The main suite offers a double closet and a luxurious four-piece ensuite with a dual-sink vanity and walk-in shower. The second master retreat also features its own private four-piece ensuite and ample closet space. The added bonus is the well run complex is also pet friendly. Located in Calgary&rsquo;s vibrant University District, this home provides an unmatched urban lifestyle. Enjoy walking distance to the U of C, Foothills Hospital, and a growing list of premium retail amenities. University District's popular main street offers an anchor Save-On-Foods, Cineplex VIP Theatres, OEB Breakfast Co., Analog Coffee, and more. This is a turn-key opportunity in an established, popular community.

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