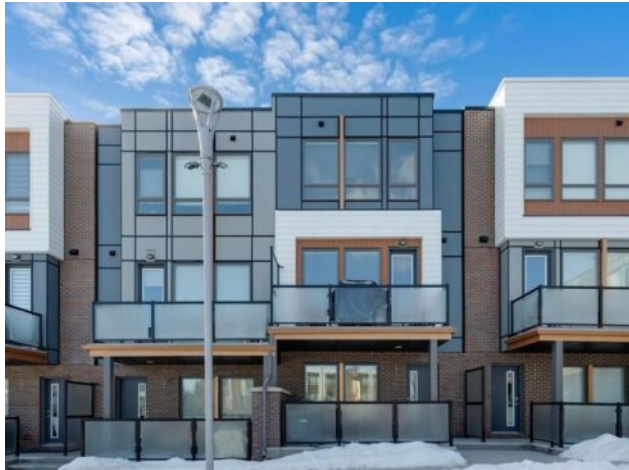




**146 Norford Common NW  
Calgary, Alberta**

**MLS # A2300847**



**\$679,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,595 sq.ft.	<b>Age:</b>	2017 (9 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>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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, Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to The Ivy, where architectural artistry meets the vibrant pulse of the University District. This designer townhome offers a premier lifestyle for those who refuse to compromise on style, substance and location. Commanding a striking presence with its timeless brick accents and durable Hardie board siding, the residence opens into a bright, above-grade flex room a versatile space perfect for a high-end home office, private gym, or creative studio. The main living level is an entertainer’s masterpiece, featuring wide-plank engineered hardwood flooring and a seamless open-concept layout that effortlessly connects the kitchen, dining, and living areas. This expansive social hub is bathed in natural light from large South-facing windows, creating an airy and inviting atmosphere that is perfect for hosting everything from sophisticated dinner parties to casual weekend brunches. At the heart of the home, the chef-inspired kitchen is designed for both form and function, boasting a premium Bosch appliance package, stunning Caesarstone countertops, and a large central island with a breakfast bar that acts as a natural gathering point for guests. Seamlessly transition outdoors to your private balconies, complete with a gas BBQ line and picturesque views of the lush central courtyard and community gardens. Upstairs, the dual primary layout provides ultimate privacy, including a grand primary that comfortably accommodates a king-sized bed and features a spa-like ensuite with dual vanities and a glass-enclosed shower. Every detail has been considered for year-round comfort, from the central A/C to the oversized double attached garage. Situated just steps from Monogram Coffee, Cineplex VIP, the University of Calgary, and both the Foothills and Alberta Children’s Hospitals, this home offers an unbeatable inner-city location. Experience modern

luxury in Calgary's most walkable urban hub!