

**94 Norford Common NW
Calgary, Alberta**

MLS # A2281199



\$645,900

Division: University District

Type: Residential/Five Plus

Style: Townhouse

Size: 1,275 sq.ft. **Age:** 2020 (6 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Double Garage Attached, Tandem

Lot Size: -

Lot Feat: Landscaped

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Metal Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features: Remarks	Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, French Door, High Ceilings, No Smoking Home, Quartz Counters, See Remarks		
Inclusions:	n/a		

Discover this exceptional south-facing townhouse located in the heart of the University District, in Varsity one of NW Calgary's most desirable communities. Boasting upgraded contemporary finishes and engineered hardwood flooring throughout the main and upper levels. This home offers both style and comfort. Enjoy picturesque views of the expansive courtyard, complete with green space, a community garden, and a playground—perfect for relaxation and recreation. The inviting main entry features a sun-drenched south-facing patio, while the open-concept main floor is flooded with natural light from large windows and a private South facing balcony. Custom blinds add a touch of elegance throughout. The sleek, modern kitchen is ideal for entertaining, featuring ample cabinetry, stunning quartz countertops, and upscale stone back splash, stainless-steel appliances (including a gas range), a walk-in pantry, and a built-in pantry for extra storage. Upstairs, you'll find two spacious bedrooms, each with its own ensuite bathroom. The second bedroom includes a built-in queen Murphy bed, maximizing space and versatility. A separate laundry room completes the upper level. With so many premium upgrades, this home is equipped with air conditioning, Hunter Douglas window coverings, epoxy garage flooring, central vacuum, and enhanced hardwood flooring. The secure, double attached tandem garage offers generous storage, epoxy floors, and a wall of built-in cabinets. Step outside your front door to find the University campus, Foothills and Children's Hospitals, as well as the Market Mall with a vibrant selection of shops, cafes, restaurants, pubs, boutiques, grocery stores, and a movie theatre—all just moments away. This property shows like new and presents a rare opportunity to live in one of Calgary's

most dynamic and sought-after neighborhoods. Don't miss your chance to call the University District home!