



GRASSROOTS
REALTY GROUP

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50 Norford Common NW
Calgary, Alberta

MLS # A2350956



\$629,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,205 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood		
Roof:	Membrane		
Basement:	None		
Exterior:	Brick, Composite Siding, Metal Siding , Wood Frame		
Foundation:	Poured Concrete		
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 263		
LLD:	-		
Zoning:	M-G		
Utilities:	-		

Inclusions: N/A

****OPEN HOUSE this SUN, Oct 11st at 2-4PM** LOCATION, LOCATION, LOCATION!** Named Calgary's Best Car-Free Neighbourhood, University District puts Main Street shops, restaurants, parks, and the University of Calgary all within walking distance. Built by Brookfield Residential at The Ivy, this 2-storey townhome offers 2 Bedrooms, 2.5 Bathrooms, 1,205 sq.ft. of living space, and an attached double tandem garage with extra storage. Engineered Hardwood flooring, Hunter Douglas blinds throughout, Central Air Conditioning, and a full Bosch appliance package give the home a polished, upscale feel. The open-concept Main Level is designed for everyday living and entertaining, with Engineered Hardwood flooring throughout the Kitchen, Dining, and Living areas. The Kitchen is anchored by a peninsula with an extended breakfast bar and Quartz countertops, creating a functional centerpiece for everyday meals. The Bosch appliance package includes a gas range, built-in microwave oven, dishwasher, and refrigerator, plus a chimney hood fan, tile backsplash, and floor-to-ceiling cabinetry for abundant storage. The adjoining Dining area offers plenty of room for hosting, while the South-facing Living Room is filled with natural light and overlooks the courtyard. The Upper Level offers a dual-primary-style layout, with two well-proportioned Bedrooms, each served by its own private 4pc Ensuite. The South-facing Primary Bedroom overlooks the courtyard and features an oversized closet, while its Ensuite includes a double vanity for added everyday convenience. The second Bedroom provides excellent separation and privacy, making it ideal for guests, a roommate, or a Home Office. Convenient in-suite Laundry is also on this level. At the front of the home, the South-facing Patio is a welcoming spot for morning coffee or summer entertaining, complete with a

BBQ gas hookup. It opens onto The Ivy's landscaped central courtyard, featuring community gardens, a playground, and a covered seating area. At the rear, the double tandem garage offers secure parking for two vehicles plus additional storage. Finished with a timeless brick and Hardie Board exterior, The Ivy combines modern design with a walkable University District lifestyle. Main Street offers Save-On-Foods, Cineplex VIP, caf  s, restaurants, and everyday services, while Central Commons Park, the community dog park, and more than 12 km of connected pathways offer plenty of room for recreation. The University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and Market Mall are all nearby, with quick access to Shaganappi Trail, Crowchild Trail, and 16 Avenue NW for commuting throughout the city. University and Brentwood CTrain Stations are also within easy reach. A stylish, low-maintenance townhome combining premium finishes, South-facing outdoor space, and an outstanding location in one of Northwest Calgary's most vibrant communities.