

\$699,900 - 88 Norford Common Nw, Calgary

MLS® #A2113090

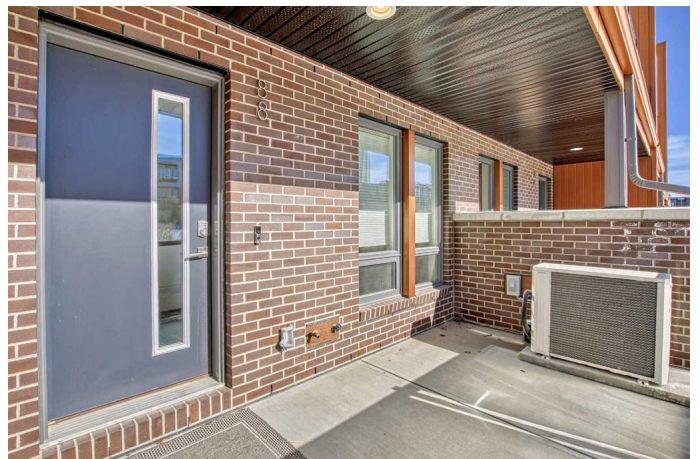
\$699,900

2 Bedroom, 3.00 Bathroom, 1,475 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to your new home in the luxurious community of University District. This awesome 3 Storey townhome is waiting for you. This home features a main floor office / flex room when you enter either from the front door or the garage entrance. Up the stairs on the 2nd level you will find an open concept living area, with hardwood flooring throughout. The large and spacious kitchen features stone countertops, stainless appliances and plenty of cupboard space. The dining and living area are also spacious and flowing with lots of natural light. Off the living area is a large south facing deck looking into the courtyard which features a community garden and beautiful playground for the little ones. The top floor features 2 bedrooms with both boasting 4 pce ensuite bathrooms. The laundry is also on the upper level for your convenience. There are plenty of amenities within walking distance in the area such as the Children's Hospital, the University of Calgary, The Foothills Hospital, Market Mall and much, much more. Don't delay and call your favorite Realtor today for your private viewing.



Built in 2020

Essential Information

MLS® #	A2113090
Price	\$699,900
Sold Price	\$672,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	88 Norford Common Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6G6

Amenities

Amenities	Community Gardens, Playground, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Guest, Single Garage Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden, Playground
Lot Description	Back Lane, Garden, Landscaped

Roof	Membrane
Construction	Brick, Composite Siding, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 26th, 2024
Days on Market	18
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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