

# \$549,900 - 304, 4160 Norford Avenue Nw, Calgary

MLS® #A2200657

**\$549,900**

2 Bedroom, 2.00 Bathroom, 715 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Units Rarely Available in Capellaâ€™Donâ€™t Miss Out!

Welcome to this premier, luxurious two-bedroom condo in the highly sought-after Capella building, perfectly situated in the vibrant heart of the University District. Enjoy serene views of a beautiful park with a playground right across your doorstep, while being steps away from a thriving commercial area filled with shops, dining, conveniences, and nearby parks, pathways, the Children's Hospital, University of Calgary, and Market Mall.

Step inside and discover a meticulously designed home with premium upgrades throughout. The sleek kitchen is a true highlight, featuring stainless steel appliances, including a fridge, dishwasher, stove, and built-in microwave, along with a stunning oversized quartz island, full-height cabinetry, and stylish quartz countertops complemented by a tiled backsplash. The primary bedroom boasts a luxurious 4-piece ensuite, while a second 4-piece bathroom is conveniently located near the additional bedroom. An in-suite washer/dryer set adds extra convenience. The open-concept dining and living areas seamlessly flow to an expansive 20'6" x 5' patio, complete with a gas hookup, perfect for summer barbecues.

This unit is packed with exceptional features,



including triple-glazed windows, knock-down 9-foot ceilings, solid core suite entry doors for added security, LED surface-mounted pot lights, vinyl plank flooring, and rough-ins for air conditioning. Smart home enhancements like the Ecobee thermostat (with app connectivity) add modern convenience.

Capella elevates the living experience with a stunning breezeway overlooking a landscaped courtyard and a two-story glass lobby. Enjoy exclusive amenities, including a fitness center on the second floor. Built with exceptional quality and sustainability in mind, Capella proudly holds a Built Green Gold certification, using eco-friendly materials, efficient mechanical systems, and high-performance windows to ensure energy efficiency. All common walls (party walls) are designed to meet or exceed Alberta Building Code sound attenuation requirements.

Additional perks include a titled underground parking stall, an assigned storage unit, and easy access to nearby transit options. This quiet, courtyard-facing unit offers the perfect retreat while keeping you connected to the vibrant surroundings.

Don't miss this rare opportunity to own a stunning home in Capella.

Built in 2023

**Essential Information**

MLS® #	A2200657
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	715
Acres	0.00

Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	304, 4160 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Park, Parking, Snow Removal
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Elevator
Appliances	Dishwasher, Dryer, Washer, Window Coverings, Built-In Electric Range, Built-In Refrigerator, Built-In Oven
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	5

### **Exterior**

Exterior Features	Playground
Roof	Membrane
Construction	Brick, Concrete, Wood Frame, Aluminum Siding, Composite Siding

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	16
Zoning	M-2

### **Listing Details**

Listing Office	YMK Real Estate & Management Inc.
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