# \$569,900 - 304, 4160 Norford Avenue Nw, Calgary

MLS® #A2200657

# \$569,900

2 Bedroom, 2.00 Bathroom, 715 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Units Rarely Available in Capella—Don't Miss Out!

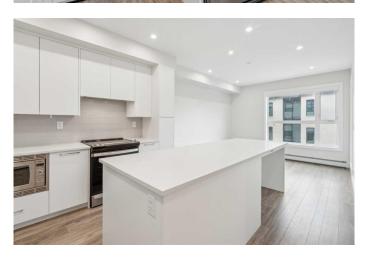
Welcome to this premier, luxurious two-bedroom condo in the highly sought-after Capella building, perfectly situated in the vibrant heart of the University District. Enjoy serene views of a beautiful park with a playground right across your doorstep, while being steps away from a thriving commercial 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 \$569,900

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), Parking, Snow Removal, Fitness Center, Park

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, Composite Siding, Concrete, Wood Frame, Aluminum Siding

#### **Additional Information**

Date Listed April 24th, 2025

Days on Market 4

Zoning M-2

# **Listing Details**

Listing Office YMK Real Estate & Management Inc.

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