

# \$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 | 23               |
| Zoning         | M-2              |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | YMK Real Estate & Management Inc. |
|----------------|-----------------------------------|

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