

\$659,900 - 101, 4160 Norford Avenue Nw, Calgary

MLS® #A2266626

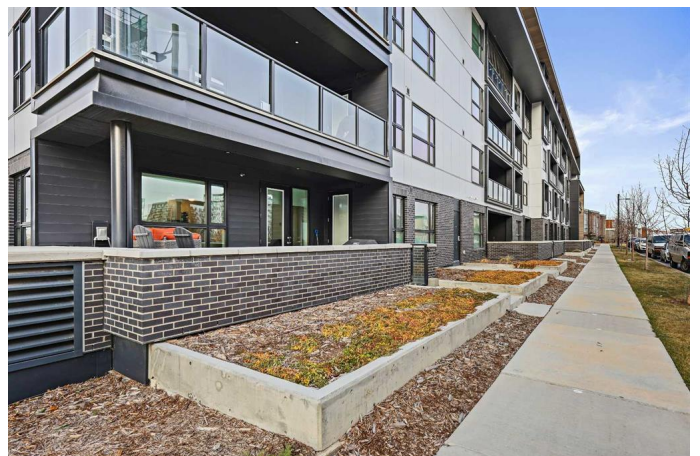
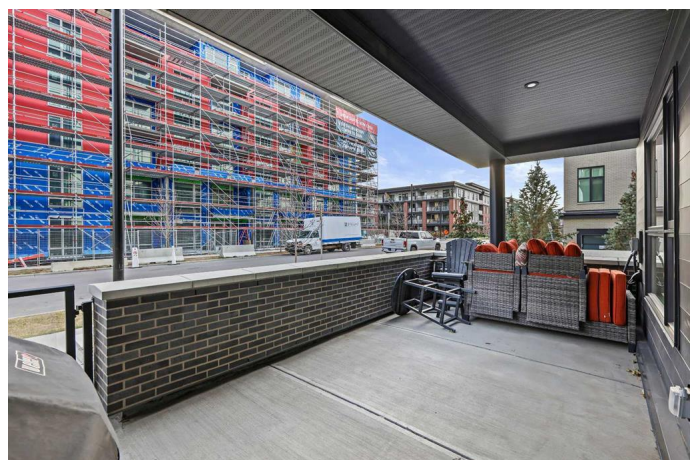
\$659,900

2 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

**** OPEN HOUSE SATURDAY, NOVEMBER 15 FROM 1:00PM - 4:00PM ****Welcome to Capella in Calgary's University District! This beautiful main-floor condo perfectly combines modern style, comfort, and convenience in one of the city's most walkable and desirable communities. Offering nearly 1,000 sq. ft. of bright, open living space, this two-bedroom, two-bathroom home provides an abundance of natural light thanks to its sunny southern exposure. Step out to your spacious south-facing patio, ideal for entertaining family and friends, or just relaxing and enjoying warm, summer nights. Inside, the inviting open-concept layout features a sleek, contemporary kitchen with quartz countertops, a large island with seating, built-in microwave and hood fan, an electric range, and a pantry for extra storage. The kitchen flows effortlessly into the dining and living areas—perfect for entertaining guests or unwinding after a long day. The spacious primary suite features a 5-piece ensuite, including dual vanities, a walk-in shower, soaker tub and private water closet. This home also comes with a good-size second bedroom, a full public/guest bathroom with a tub/shower combo, and a laundry room with space for shelving complete the well-designed layout. Also included with this home: an in-suite wall air conditioning unit, two upgraded ceiling fans, two titled heated underground parking stalls, two titled storage lockers, and access to the on-site fitness



center. Enjoy the very best of the University District lifestyle—steps from parks, walking paths, Market Mall, U of C, Alberta Children’s and Foothills Hospitals, and local favourites like OEB Breakfast Co., Village Ice Cream, Monogram Coffee, The Canadian Brewhouse, Save-On-Foods plus so much more! Whether you are downsizing, investing, or seeking a contemporary, low-maintenance home in a thriving community, this home is ready to welcome you!

Built in 2023

Essential Information

MLS® #	A2266626
Price	\$659,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	101, 4160 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6L8

Amenities

Amenities	Fitness Center
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Elevator, No Smoking Home, Quartz Counters, Storage
Appliances	Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Radiant
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Roof	Membrane
Construction	Brick, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	11
Zoning	M-2

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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