$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

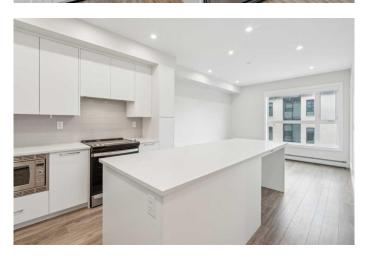Units Rarely Available in Capellaâ€"Donâ€™t Miss Out!

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.

Donâ€™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	5
Zoning	M-2

Listing Details

Listing Office	YMK Real Estate & Management Inc.