

304, 4160 Norford Avenue NW  
Calgary, Alberta

MLS # A2200657



# \$549,900

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** N/A

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.