



GRASSROOTS
REALTY GROUP

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507, 4160 Norford Avenue NW
Calgary, Alberta

MLS # A2342393

\$525,000



Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Composite Siding, Concrete	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Welcome to elevated living at Capella in Calgary's sought-after University District. Built in 2023 by award-winning Brookfield Residential, this top-floor, south-facing condo offers two bedrooms, two full bathrooms and more than 807 sq. ft. of thoughtfully designed living space—all overlooking the park. Natural light fills the open-concept living and dining areas through an impressive wall of windows. Step outside onto two private balconies, including one directly off the primary bedroom—perfect for enjoying your morning coffee, fresh air and beautiful park views. The upgraded kitchen is both stylish and highly functional, featuring quartz countertops, a waterfall-edge island with seating, a gas range, built-in hood fan and microwave, an upgraded refrigerator with water dispenser, a seamlessly integrated pantry and additional built-in upper cabinets for exceptional storage. The spacious primary suite includes a walk-in closet, private balcony access and a three-piece ensuite with a walk-in shower. A second bedroom, a full bathroom with a tub and shower, and a dedicated laundry room complete the home. Additional features include durable vinyl plank flooring throughout the main living space and a rough-in for air conditioning. This move-in-ready condo also comes with a titled underground parking stall and a separate storage locker in the heated, secure parkade. Surrounded by parks, pathways, shops, restaurants and everyday conveniences, this is an outstanding opportunity for downsizers, professionals or anyone seeking a low-maintenance lifestyle in the heart of vibrant University District.