



**GRASSROOTS**  
REALTY GROUP

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**519, 4160 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2234011**



**\$690,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 660
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	None		

Welcome to the brand-new opportunities at Capella by Brookfield Residential, where sophisticated design meets a vibrant, amenity-rich lifestyle in Calgary's award-winning University District. This stunning two-bedroom, two-bathroom corner unit is ideally situated on the top floor and offers nearly 1,000 square feet of beautifully finished living space, including an unobstructed view from the South and East-facing balcony. Facing south, this expansive ~150 square foot outdoor retreat captures abundant sunshine throughout the day, extending the living space and offering the perfect setting for morning coffee, evening barbecues, or simply relaxing in the sun. Inside, the home showcases an open-concept layout with oversized windows that flood the space with natural light. The gourmet kitchen is thoughtfully designed with quartz countertops, a massive island with ample room for seating, a built-in hood fan and microwave, an electric stove, and a seamless pantry integration for both function and style. The kitchen flows effortlessly into the spacious living and dining areas, making it ideal for entertaining or everyday living. Durable luxury vinyl plank flooring runs throughout the main living spaces, combining elegance with easy maintenance. The primary bedroom is a private retreat complete with a full-size closet and a spa-like four-piece ensuite that includes flowing dual vanities and a floor-to-ceiling tile walk-in glass shower. A generously sized second bedroom, a full guest bathroom with a tub and shower, and a full laundry room complete this thoughtful and functional floor plan. This unit also comes with an air conditioner unit, a heated underground parking stall and a private storage locker in the secured parkade. Beyond the home itself, Capella offers an unmatched lifestyle. Residents have access to a fitness studio located conveniently on the third floor, along

with peace of mind thanks to the new home warranty coverage and the Built Green Gold Standard certification. The unit is also surrounded by some of the city's best green spaces, including North Pond Park, South Pond Park, Central Commons Park, and even a peaceful pocket park right out front. Perfectly positioned in the heart of the University District, this home is within walking distance to some of Calgary's best amenities, including Market Mall, the University of Calgary, Alberta Children's Hospital, Foothills Hospital, and the future Calgary Cancer Centre. Just minutes from downtown, this walkable community features an ever-growing list of retail options, including Monogram Coffee, OEB Breakfast Co., Village Ice Cream, Market Wines, Cineplex VIP, Save-On-Foods, Charcut, Una Pizza + Wine, Native Tongues Taqueria, Staples, Shoppers Drug Mart, and various dental and optical services. Whether you're downsizing, investing, or simply seeking stylish, maintenance-free living in one of the city's most desirable new communities, this brand-new home at Capella is ready to welcome you.