



**GRASSROOTS**  
REALTY GROUP

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**308, 4160 Norford Avenue NW  
Calgary, Alberta**

**MLS # A2273115**



**\$399,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	491 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** All Furniture

ALL FURNISHINGS INCLUDED! Move in TODAY! Welcome to Capella in the award-winning University District—where modern luxury, thoughtful design, and unbeatable convenience come together in one exceptional home. This beautifully appointed residence showcases a spacious, open-concept floorplan enhanced by elegant luxury vinyl plank flooring and expansive windows that frame views of Capella’s serene, landscaped courtyard. The gourmet kitchen is designed for both style and function, featuring full-height cabinetry, quartz countertops, and an oversized peninsula with seating for four—perfect for morning coffee, casual dining, or entertaining guests. The bright bedroom overlooks the private balcony (w/gas bbq hookup) and the lush courtyard below, offering a peaceful retreat at the end of your day. A spa-inspired 3 pce bathroom elevates daily routines with quartz countertops, a chic tile backsplash, an oversized mirror, and a sleek floating shelf for additional storage and style. Built with above-and-beyond sound attenuation, this home provides exceptional quiet and comfort—allowing you to fully enjoy the tranquility of the surrounding green space. Capella’s Built Green Gold certification ensures high energy efficiency and long-term cost savings, delivering a home that feels as smart and sustainable as it is luxurious. Residents of Capella enjoy premium amenities including secure underground parking, a private storage locker, ample visitor parking, and a fully equipped fitness centre. All of this is located in the heart of University District, one of Calgary’s most vibrant and walkable communities. Steps from your door, you’ll find trendy restaurants, cafés, boutique shopping, fitness studios, grocery stores, a movie theatre, and everyday conveniences. The Alberta Children’s Hospital, the

University of Calgary, and an abundance of parks and pathways are all just moments away.