

\$425,000 - 515, 4160 Norford Avenue Nw, Calgary

MLS® #A2130392

\$425,000

1 Bedroom, 1.00 Bathroom, 488 sqft

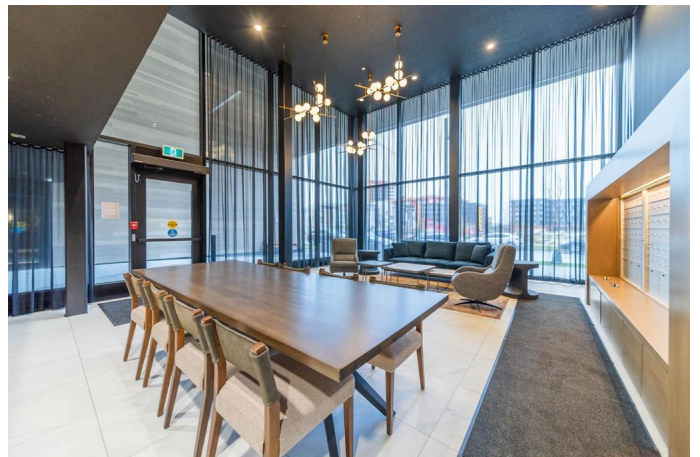
Residential on 0.00 Acres

University District, Calgary, Alberta

As you enter this efficiently designed upper-floor space, your gaze is immediately drawn to the expansive wall of windows offering picturesque views of NW Commons Park, situated in the heart of the award-winning University District. Nestled within the Capella, this 1-bedroom, 1-bathroom unit caters perfectly to university students, medical professionals, first-time home buyers, or investors alike.

This top-floor unit boasts a charming, covered balcony with sleek glass railings, providing an uninterrupted vista. Crafted with LEED-certified standards, the residence features soaring ceilings, quartz countertops, under-mount sinks, two-toned cabinetry, stainless steel appliances, luxury vinyl plank flooring, and a tiled tub surround. Accessible from both the living room and bedroom, the balcony offers a natural gas line and roughed-in A/C for added comfort. Additionally, the unit includes 1 titled parking stall in the heated underground parkade and a storage unit.

The Capella welcomes you with a covered entry leading to a luxurious lobby adorned with inviting gathering spaces and a secure delivery package locker system. The third-floor fitness center overlooks the park through expansive windows and offers sliding doors leading to a balcony for a refreshing post-workout breeze. Complete with spaces for yoga or stretching,



free weights, and a weight rack, it provides ample opportunities for maintaining an active lifestyle.

The University District Retail space beckons with entertainment, dining, shopping, and communal spaces, creating a vibrant neighbourhood atmosphere. Located in the northwest and seamlessly connected to other established communities, the area offers numerous options for leisurely evening strolls or invigorating morning jogs through its interconnected pathways.

Situated two blocks from Main Street UD and just 1 km from the heart of the U of C campus, the Capella offers unparalleled convenience. A 10-minute walk brings you to the Alberta Children’s Hospital, while the Foothills Medical Centre and the New Arthur J.E. Child Comprehensive Cancer Center are 3 km away. The Bow River Pathway System lies within 2.5 km for outdoor enthusiasts, and a nearby dog park caters to your furry loved ones.

Embrace the allure of the University District, where life unfolds effortlessly—schedule a viewing today and discover the boundless possibilities that await.

Built in 2023

Essential Information

MLS® #	A2130392
Price	\$425,000
Sold Price	\$416,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	488
Acres	0.00

Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	515, 4160 Norford Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L8

Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Other, Park, Parking, Picnic Area, Playground, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Assigned, Heated Garage, Off Street, Parkade, Stall, Titled, Underground

Interior

Interior Features	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage
Appliances	Convection Oven, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Rough-In
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Playground
Roof	Flat, Membrane
Construction	Brick, Composite Siding, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	June 20th, 2024

Days on Market	42
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

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