



# 4160 Norford Avenue Calgary Alberta

\$690,000

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 w...

Foyer 7.50 Ft x 4.92 Ft  
 Laundry room 6.42 Ft x 4.92 Ft  
 Living room 16.08 Ft x 14.75 Ft  
 Other 15.67 Ft x 9.50 Ft  
 Primary Bedroom 12.42 Ft x 10.33 Ft

4pc Bathroom 12.58 Ft x 4.83 Ft  
 Bedroom 12.00 Ft x 8.83 Ft  
 4pc Bathroom 8.42 Ft x 4.92 Ft  
 Other 16.25 Ft x 7.33 Ft

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