

**310, 4160 Norford Avenue NW**  
**Calgary, Alberta**

**MLS # A2301585**



**\$345,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	541 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 388
<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>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to Capella in University District &mdash; a contemporary, well-built condo nestled in one of Calgary's most sought-after and walkable NW communities. This immaculate one-bedroom, one-bathroom home is move-in ready and offers the perfect lock-and-leave lifestyle without compromise. Inside, the OPEN-CONCEPT layout is bright and airy, carried throughout by WIDE-PLANK VINYL FLOORING and recessed LED pot lighting. The kitchen is a standout, featuring warm wood-tone cabinetry paired with sleek dark upper cabinets, a QUARTZ WATERFALL ISLAND, chevron tile backsplash, and a stainless steel appliance package including a BUILT-IN microwave and gas range &mdash; stylish and functional in equal measure. The living and dining areas flow seamlessly from the kitchen, with a LARGE WINDOW flooding the space with natural light and views of the surrounding community. The bedroom offers a comfortable private retreat with easy access to the four-piece bathroom, while IN-SUITE LAUNDRY keeps daily convenience close at hand. AIR CONDITIONING ensures year-round comfort. Step outside and University District delivers &mdash; parks, playgrounds, scenic pathways, Save-On-Foods, top caf&eacute;s, restaurants, and daily essentials all within walking distance. The University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, and Brentwood C-Train Station are all just minutes away. Capella's landscaped courtyard and on-site fitness centre complete the lifestyle package, along with an underground parking stall and assigned storage locker. An exceptional opportunity for professionals, downsizers, or investors in the heart of University District.