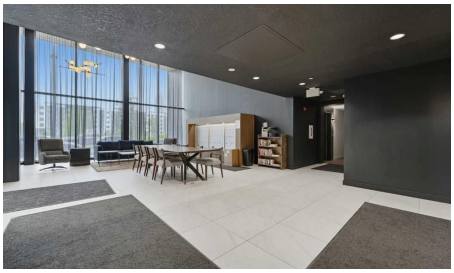
408 4160 Norford Avenue NW

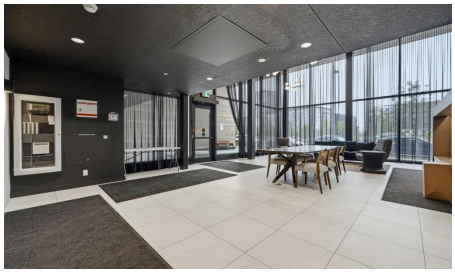
Calgary | Active | MLS® A2353466

$320,000









Bedrooms	Bathrooms	Year Built	Living area
1	1	2020	489.16 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Just bring your suitcase and move right in! Welcome to Capella in Calgary's award-winning University District, where modern luxury, exceptional walkability and effortless convenience come together. This beautifully appointed, fully furnished 4th-floor residence offers an incredible opportunity for first-time buyers, students, professionals or investors seeking a turnkey property in one of Calgary's most vibrant communities. Step inside to discover a bright, spacious open-concept floor plan featuring luxury vinyl plank flooring, contemporary finishes and expansive windows that fill the home with natural light and views of the open sky. The stylish gourmet kitchen is designed for both everyday living and entertaining, showcasing full-height cabinetry, quartz countertops and an oversized peninsula with seating for four. The inviting bedroom features custom closet organizers and overlooks your private patio, complete with a natural gas BBQ hookup and peaceful outdoor surroundings. A beautifully finished four-piece bathroom offers quartz countertops, designer tile backsplash, oversized mirror adding style and functionality. Thoughtfully designed for comfort and efficiency, Capella features enhanced sound attenuation for exceptional peace and quiet, along with Built Green Gold certification, promoting energy efficiency and sustainable living. This home also includes a secure underground parking stall, ideally positioned right beside the elevator for ultimate convenience, a private storage locker, ample visitor parking and access to a fully equipped fitness centre on the 3rd floor. LOCATION, LOCATION, LOCATION! Enjoy the best of urban living with a peaceful park right outside your front door and University District's incredible amenities just steps away. Stroll to trendy restaurants, coffee shops, boutique shopping, Save-On-Foods, Cineplex VIP Cinemas, Orangetheory Fitness and an exciting selection of shops and services along the vibrant main promenade. The University of Calgary, Alberta Children's Hospital, Market Mall and beautiful parks and pathways are all nearby, while the Brentwood C-Train Station provides convenient access to downtown and beyond. Whether you're looking for a stylish first home, a convenient university residence, a low-maintenance lifestyle or an excellent investment opportunity, this property truly checks all the boxes. Ground-floor convenience, private outdoor space, premium amenities, an unbeatable location and every furnishing included! Why wait? Move in today and start enjoying everything University District has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353466
Bedrooms	1
Bathrooms	1
Year Built	2020
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	489.16 sq. ft.
Main Level Finished Area:	489.16 sq. ft.
Condo Fee:	$342.75
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	4
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2020 (Age: 6)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2011854

Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	One Time
City Quadrant:	Northwest
Condo Name:	Capella
Community:	University District
Amenities:	Elevator(s), Fitness Center, Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Inclusions:	Shelving in Kitchen. Unit can be sold fully furnished except for living room rug, artwork, personal items
Restrictions:	Board Approval
Pets Allowed:	Yes
Main Floor	Bedroom · 9'6" × 8'11" ·
Main Floor	Kitchen · 15'7" × 9'4" ·
Main Floor	Living Room · 15'6" × 12'1" ·

Title to Land:	Fee Simple
Community Features:	Other, Park, Shopping Nearby, Street Lights
Interior Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/408-4160-norford-avenue-nw-calgary-a2353466/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.