# \$1,280,000 - 201, 135 Lebel Crescent Nw, Calgary

MLS® #A2215553

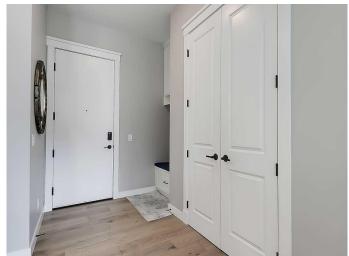
# \$1,280,000

2 Bedroom, 2.00 Bathroom, 1,542 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2-bathroom executive condo in the highly sought-after Capella building, offering 1,550 sq ft of refined living space in the heart of the University District. Thoughtfully designed with quality and comfort in mind, this LEED-certified development combines high-end finishes, a smart layout, and an unbeatable location. Step into the bright, open-concept living area where 10-foot ceilings and oversized windows flood the space with natural light from the south, west, and north exposures. The engineered hardwood floors flow seamlessly throughout, creating a sophisticated and cohesive feel. The kitchen is a true chef's delight, featuring a spacious island, premium Miele and Fisher & Paykel appliances, a custom butler's pantry with built-in cabinetry, and a beverage fridgeâ€"ideal for entertaining. The kitchen also features a Kinetico reverse osmosis drinking system and instant hot water tap. The dining area is generously sized, comfortably accommodating 8â€"10 guests, while the west-facing balcony overlooking the courtyard is perfect for relaxing evenings and comes equipped with an electric screen for added comfort. The primary bedroom also provides access to the balcony and features a custom walk-in closet and spa-like ensuite with a deep soaker tub, tiled shower with a bench, in-floor heat and added functional storage. The second bedroom is highly versatile, serving as an ideal office or guest space with a built-in desk, ample storage, and a convenient







fold-down Murphy bed. Additional highlights include a private, oversized, heated garage finished with durable polyaspartic flooringâ€"an exceptional feature rarely found in condo living. Capella's Bungalows offer a boutique feel with just six units in the building and only one neighbour on the same floor, providing a quiet, private atmosphere while fostering a close-knit community. Each unit has its own heating, ventilation and air conditioning systems. University District is one of Calgary's most vibrant and walkable urban communities. With a dynamic mix of green spaces, retail, restaurants, and pedestrian-friendly streets, it's designed for modern living. Just steps away from the University of Calgary, Alberta Children's Hospital, and Market Mall, residents enjoy easy access to everything they need in a thoughtfully planned, sustainable environment.

#### Built in 2022

#### **Essential Information**

MLS® # A2215553 Price \$1,280,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,542

Acres 0.00

Year Built 2022

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 201, 135 Lebel Crescent Nw

Subdivision University District

City Calgary

County Calgary
Province Alberta
Postal Code T3B 6M1

#### **Amenities**

Amenities Elevator(s), Fitness Center, Picnic Area, Recreation Facilities, Trash,

Visitor Parking

Parking Spaces 1

Parking Garage Door Opener, Insulated, Single Garage Attached, Heated

Garage, Oversized

# of Garages 1

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Oven-Built-In, Range Hood, Refrigerator, Washer,

Water Purifier, Window Coverings, Wine Refrigerator, Induction

Cooktop, Instant Hot Water, Water Softener

Heating In Floor, Forced Air, Humidity Control

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Courtyard

Construction Aluminum Siding, Brick, Composite Siding, Wood Frame

## **Additional Information**

Date Listed May 1st, 2025

Days on Market 17
Zoning M-2

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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