



**302, 105 Lebel Crescent NW  
Calgary, Alberta**

**MLS # A2289800**



**\$895,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Garage Door Opener, Heated Garage, Oversized, Single Gar		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat, Membrane	<b>Condo Fee:</b>	\$ 686
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Luxury Lock and Leave Living in the Heart of the vibrant and happening University District - and can you believe that you have exceptional condo living with an attached Private and Heated Garage for your vehicle! Not that you will need your vehicle much because everything you need is within short walking distance away, from 2 dog parks, miles of walking paths and green spaces, cafes, restaurants, grocery store, business district with numerous medical offices, lawyers, vet and pet clinics and the list goes on an on. When you are not out walking in this welcoming community, you can be enjoying this beautiful 1230 square foot, 2 bed, 2 bath executive condo in the coveted Capella Stacked Flats open-concept layout where 10's ceilings and large windows create an airy, elevated atmosphere. High end finishes include gorgeous engineered Walnut hardwood floors throughout, chef-inspired kitchen complete with a 13.5' long, oversized island, upgraded cabinetry, premium Fisher & Paykel appliances, a custom built-in wall pantry, a dedicated tech center, undermount lighting for ambience and a tasteful Herringbone pattern backsplash. The spacious dining and living area makes it easy to host gatherings or enjoy a quiet night around the fireplace. This home has a sunny South facing balcony with a Phantom screen door and a gas line for a BBQ. There is also a water line on the patio to help keep your plants or flowers fed. The primary bedroom offers a custom walk-in closet, tray ceilings and spacious ensuite with dual sinks, a beautifully tiled shower with bench, cozy heated floors, and generous storage and counter space. The second bedroom doubles beautifully as a home office or guest suite with the other 3 pc bath directly across fitted with heated floors and another tiled shower. This space also houses the On demand Navien hot water tank and HRV

with humidifier, neatly tucked away in its own storage closet. A rare luxury in condo living, this unit includes its own oversized, private heated garage—providing security, storage, and ease of entry. There is a handy workbench with cabinetry, windows along the side for natural lighting and epoxy floors as well as a convenient water line. Designed with quality, sustainability, and lifestyle in mind, this LEED-certified building offers a boutique living experience with only eight units per building and just two neighbours on your floor. Each unit has its own heating, ventilation and air conditioning systems. Also included is a premium fitness center for residents use and lovely garden and patio areas throughout the complex. A true standout home in one of NW Calgary's most desirable communities—Experience an unbeatable work-life balance when you call this best-selling urban community home.