



GRASSROOTS
REALTY GROUP

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303, 275 Lebel Crescent NW
Calgary, Alberta

MLS # A2328937



\$1,478,874

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,586 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	Membrane
Basement:	-
Exterior:	Brick
Foundation:	Poured Concrete
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 903
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: 5 Bar Stools, 4 Checker Steel Storage Cabinets in Garage

303, 275 Lebel Crescent NW – A Rare Three Bedroom Estate Residence At Capella In Calgary’s University District. A True Single Level Home Experience In An Intimate Building Of Only Eight Luxury Suites. Designed For Discerning Downsizers & Professional Couples Who Refuse To Compromise On Space Or Sophistication, This Thoughtfully Composed Floor Plan Feels More Like A Private Bungalow Than A Traditional Condo, With Soaring 10' Ceilings, Expansive Windows, & Generous Living & Dining Areas That Seamlessly Connect To A Gourmet Kitchen Anchored By An Oversized Island, Full Height Cabinetry, And Premium Integrated Appliances—Equally Suited To Elegant Dinner Parties Or Relaxed Evenings At Home. Each Bedroom Is Strategically Positioned For Privacy, With A Serene Primary Retreat Featuring A Walk In Closet, Gorgeous Spa Inspired Ensuite, & Well Finished Secondary Bedrooms That Work Perfectly For Guests, Hobbies, Or A Dedicated Home Office. Spa Style Baths, Heated Floors, & Full Laundry Room Ensure Everyday Comfort & Quiet Organization. Large Windows & A Covered West Facing Balcony Frame Elegant Community Views, Extending Your Living Space Outdoors For Morning Coffee, Evening Wine, & BBQ. Your Private Heated Double Wide Garage Are Just Steps From The Elevator Which Delivers The Rare Convenience Of Direct Access, Secure Parking, & Ample Storage. An Ideal Lock & Leave Home In One Of Calgary’s Most Vibrant, Walkable Urban Communities Just A Short Walk To Market Mall & Easy Stroll To Parks, Pathways, Cafés, Restaurants, & Daily Amenities; Embrace A Walkable Lifestyle.