



GRASSROOTS
REALTY GROUP

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302, 275 Lebel Crescent NW
Calgary, Alberta

MLS # A2337067



\$880,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,236 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, Secured, Single		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Membrane, Tar/Gravel	Condo Fee:	\$ 672
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

LUXURY LIVING WITH UNRIVALED INNER CITY LIVING IN UNIVERSITY DISTRICT & 275 LEBEL CRESCENT NW. 6 MONTHS FREE CONDO FEES! Indulge in the pinnacle of upscale living in this exceptional condo in the prestigious Cabella development&located in Calgary&s premier NW lifestyle community. Offering a rare blend of expansive living space and refined elegance, this 1235+ sq ft residence is designed for those who value quality, privacy, and breathtaking surroundings. From the moment you step into the spacious foyer, you're greeted by abundant natural light streaming through numerous large east-facing windows, creating a warm, welcoming atmosphere. Views of the central courtyard, will sweep you into the heart of the condo, which features two distinct yet flowing living and dining areas, each anchored by a central island in the kitchen&ideal for entertaining or unwinding. An outdoor 12' x 7' covered balcony provides seasonal escapes, offering panoramic east/south views of University District, Magna Park, Nose Hill, and inner courtyard&an ever-changing natural masterpiece at your doorstep. Inside, the bespoke gourmet kitchen features white quartz countertops, upgraded cabinetry, and generous storage. In the private quarters, you'll find a beautifully appointed in-suite laundry room with matching cabinetry and surfaces, blending utility with style. The first primary bedroom suite is a sanctuary, featuring a five-piece spa-style ensuite, and a walk-in closet. A cozy den is an ideal space for reading, working, or hobbies. The second bedroom is equally luxurious, with generous proportions, large window with courtyard views, and quick access to the main bathroom. This four-piece features a tiled shower with glass doors and a vanity with ample storage, providing convenience and comfort.

This home also includes a private, attached garage with additional side windows for natural light and storage space — a rare and valuable feature in condo living. Additionally, it's conveniently located just a few steps from your elevator. Life at Capella is defined by lifestyle and community. Capella, developed by Brookfield Residential in Calgary's University District, offers a "lock-and-leave" luxury lifestyle that blends high-end, maintenance-free living with immediate access to a vibrant, walkable urban environment. As part of a 200-acre master-planned community, Capella specifically appeals to a diverse demographic—including downsizers, professionals, and academics—seeking to balance comfort with convenience. Set against the backdrop of the University of Calgary, this extraordinary penthouse combines space, privacy, and refined living in an unbeatable location. Don't miss your chance to experience luxury living at its finest—schedule your private tour today.