



GRASSROOTS
REALTY GROUP

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203, 275 Lebel Crescent NW
Calgary, Alberta

MLS # A2338691



\$1,380,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,585 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, Tandem		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 983
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, See Remarks, Tankless Hot Water, Vinyl Windows

Inclusions: See comments

Beautiful and highly upgraded single level home with private garage. If you are considering Magna, have a look here. Exceptional open floor plan, 10ft ceiling height throughout, large windows on 2 sides, no common walls to any other units, and high end finishing. This home is presented in a nearly as new condition. The floor plan is 2 bedrooms + a large office or optional 3rd bedroom and 2.5 baths. The primary bedroom is large and boasts a lovely ensuite bath with dual sinks, free standing tub, a large shower, heated floors, and upgraded plumbing fixtures. The kitchen has a very large island and upgraded appliances including a 3 door SubZero fridge. Other specialties include motorized custom blinds and curtains, H2O on demand, a high velocity furnace, water softener, water filtration, and AC. The private garage is a huge tandem configuration (630ft) with massive storage potential, is heated, has an epoxy floor, and the high ceilings allow for a car lift. This is a west facing corner unit with great sun to the unit and to the good sized balcony. The Capella is set up for privacy with just 3 units/floor and just 8 units in the building. A separate building has a very well equipped gym. This is an ideal University District location with parks, entertainment, dining, and shopping just up the street.