



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

301, 105 Lebel Crescent NW
Calgary, Alberta

MLS # A2338705



\$1,147,500

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,522 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Insulated, Tandem		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 939
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

301, 105 Lebel Crescent NW - Luxury, Comfort, And Ease Of Living Come Together Beautifully In This Rare Custom-Designed Two-Bedroom Estate Residence At Capella In Calgary's University District. A Unique Brookfield-Designed True Single-Level Home In An Intimate Building Of Only Eight Luxury Suites, This Residence Offers Soaring 10' Ceilings, Expansive Windows, & A Thoughtfully Composed Open Concept Plan That Feels More Like A Private Bungalow Than A Traditional Condo. The Gourmet Kitchen Anchors The Main Living Space With An Oversized Island, Full-Height Cabinetry, Premium Integrated Appliances, & Generous Storage—Ideal For Both Elegant Dinner Parties And Relaxed Evenings At Home. A Covered Balcony, Which Extends Your Living Space Outdoors For Morning Coffee Or Evening Wine. A Private Primary Bedroom With A Separate Seating Area & Spa-Inspired Ensuite Featuring Heated Floors (In Both Bathrooms). A Spacious, Dedicated Laundry Room Ensures Day-To-Day Life Is Comfortable, Quiet, & Organized. Outside Your Door, Tree-Lined Streets, Parks, Pathways, Gorgeous Water Feature, Cafés, Restaurants, Grocery & Specialty Shops, Market Mall, And Daily Amenities Are All A Short Stroll Away; Embrace A Walkable Lifestyle. For Those Seeking An Uncompromising Right-Size Move, This Home Delivers Space, Serenity, And Convenience In Equal Measure. Completing The Picture Is A Private, Tandem, Double-Heated & Sprinklered Garage That Opens To The Main Floor Of The Building, Providing Direct Access, Secure Parking, & Extra Storage—Perfect For A Lock & Leave Lifestyle Without Compromise.