



THE
A-TEAM

**RE/MAX
FIRST**

235 LEBEL Crescent #402, Calgary T3B 6L5

MLS® #: **A2159942** Area: **University District** Listing Date: **08/23/24** List Price: **\$1,749,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2021**

Finished Floor Area

Abv Sqft: **1,937**
 Low Sqft:
 Ttl Sqft: **1,937**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat:
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Brick,Metal Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`2" x 13`3"	Kitchen	Main	10`0" x 15`0"
Nook	Main	17`11" x 10`4"	Family Room	Main	15`6" x 14`0"
Bedroom - Primary	Main	14`0" x 13`10"	Bedroom	Main	10`2" x 10`0"
Laundry	Main	7`10" x 3`2"	Mud Room	Main	13`2" x 4`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"			

Condo Fee:
\$850

Title:
Leasehold
 Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2011854**

Remarks

Pub Rmks: **Welcome to this stunning, penthouse unit with panoramic views of the mountains and COP, boasting over 1900 sqft of living space with an awe-inspiring blend of luxury and functionality. As you step inside, you're greeted by an expansive open-concept floor plan that seamlessly integrates the living spaces, creating an inviting atmosphere for both relaxation and entertainment. The 10-foot ceilings and extensive floor-to-ceiling windows add to the grandeur of the space, giving it an open and airy feel. The heart of the home, the kitchen, is a chef's dream. An expansive island takes center stage, providing ample workspace for culinary endeavors and serving as a gathering spot for family and friends. Adorned with sleek quartz countertops, stainless steel appliances, and a stylish tile backsplash, the kitchen is as beautiful as it is functional. Adjacent to the kitchen is the eating nook, which seamlessly flows into the living room, creating an expansive area for dining and entertaining. There's room for a massive dining table, perfect for hosting gatherings and creating lasting memories with loved ones. The living room is a serene retreat, boasting large windows that frame the panoramic views and provide access to a massive deck, where you can soak in the beauty of the outdoors while enjoying a morning cup of coffee or unwinding with a glass of wine in the evening. Retreat to the primary bedroom, where luxury awaits. His and her walk-in closets with custom built-ins offer plenty of storage space, while the 5-piece ensuite is a spa-like oasis featuring a dual vanity, stand-alone shower, soaking tub, and a private water closet. For guests or family members, there's a secondary bedroom with a spacious 3-piece bathroom, complete with a stand-alone shower. Laundry day is a breeze in the well-appointed laundry room, which offers plenty of space and convenient access to the mudroom, where custom built-ins and shoe shelving units keep everything organized and clutter-free. Need some extra space to unwind or entertain? Head to the family room, a versatile secondary living space that's perfect for watching sports, working from home, or even setting up a home gym. With a private sitting area and ample room for whatever activities you have in mind, this room offers endless possibilities for relaxation and recreation. This home truly embodies the best of both worlds - luxurious living spaces designed for comfort and style, paired with breathtaking views that serve as a constant reminder of the beauty of nature just beyond your doorstep. Complete with a private, heated double car garage with room for additional storage space! Additional building features include a courtyard & fitness centre. Walking distance to restaurants, shopping and all amenities. Steps away from Market Mall and a quick drive to downtown or escape to the mountains. This home is perfectly located in the heart of the University District!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123