



THE
A-TEAM

**RE/MAX
FIRST**

235 LEBEL Crescent #202, Calgary t3b 6L5

MLS®#: **A2185900** Area: **University District** Listing Date: **01/07/25** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **43,560 sqft**
 Lot Shape:

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: Construction: **Wood Frame**
 Heating: **Central,Natural Gas** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 12`8"	Kitchen	Main	15`4" x 9`0"
Dining Room	Main	12`8" x 12`8"	Bedroom - Primary	Main	13`5" x 12`2"
Bedroom	Main	10`2" x 10`0"	Den	Main	9`0" x 6`0"
5pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$617** Title: **Leasehold** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **2011854**

Remarks

Pub Rmks: **Welcome to executive living at Capella at University District. Modern inner-city urban living at its finest. This two-bedroom plus den, two-bathroom home with an attached garage is designed to exceed your expectations. Capella offers the exclusivity of just eight single-level homes in this building. Situated in one of Calgary's newest inner-city communities, University District provides unmatched convenience with amenities just steps away. Walk to the University of Calgary, Alberta Children's Hospital, parks, shops, restaurants, and cafés. Minutes drive to downtown Calgary, Winsport park and the Mountains. Step inside and discover an open-concept floor plan filled with natural light with 10 foot ceilings. The kitchen is a chef's dream, featuring stainless steel appliances, a gas stove, a large center island, and quartz countertops. The spacious living and dining areas are perfect for entertaining. The primary bedroom boasts a walk-in closet and a luxurious five-piece ensuite with double sinks, a soaker tub, and quartz countertops. The second bedroom is paired with its own four-piece bathroom. A versatile den provides the ideal space for a home office. Enjoy summer evenings on your private balcony and the convenience of your own attached garage enough space for your car and all your toys. This is the perfect home for walking to work or dining at your favorite nearby restaurant. Book your private viewing today—you won't be disappointed.**

Inclusions: **none**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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







