

# \$1,199,900 - 201, 135 Lebel Crescent Nw, Calgary

MLS® #A2215553

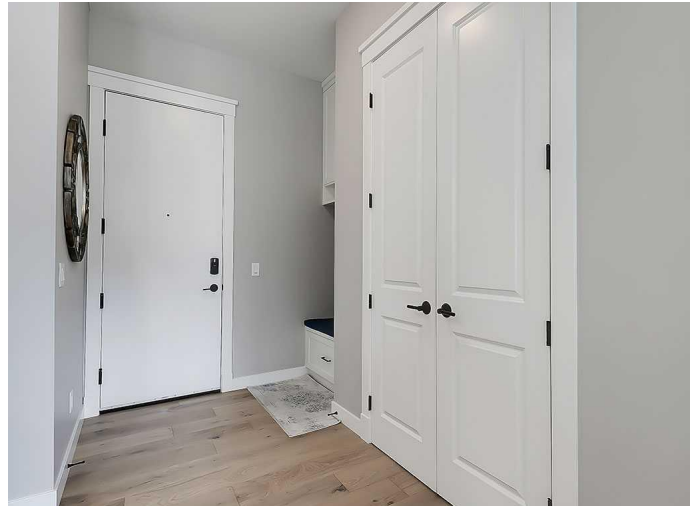
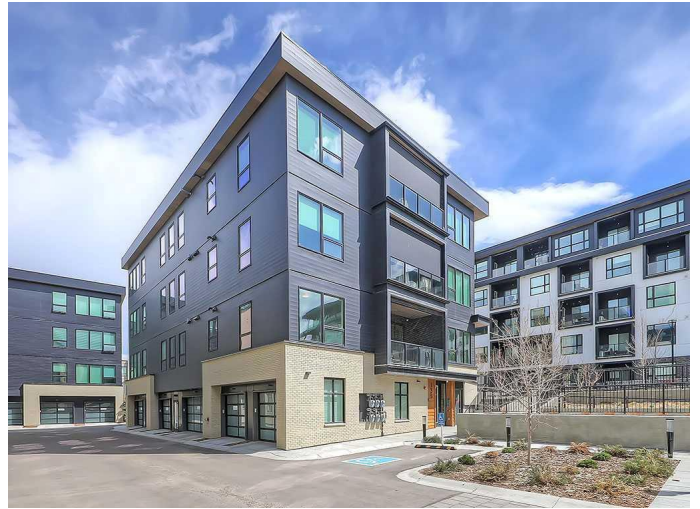
**\$1,199,900**

2 Bedroom, 2.00 Bathroom, 1,542 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2-bathroom executive condo in the highly sought-after Capella building, offering 1,550 sq ft of refined living space in the heart of the University District. Thoughtfully designed with quality and comfort in mind, this LEED-certified development combines high-end finishes, a smart layout, and an unbeatable location. Step into the bright, open-concept living area where 10-foot ceilings and oversized windows flood the space with natural light from the south, west, and north exposures. The engineered hardwood floors flow seamlessly throughout, creating a sophisticated and cohesive feel. The kitchen is a true chef's delight, featuring a spacious island, premium Miele and Fisher & Paykel appliances, a custom butler's pantry with built-in cabinetry, and a beverage fridge—ideal for entertaining. The kitchen also features a Kinetico reverse osmosis drinking system and instant hot water tap. The dining area is generously sized, comfortably accommodating 8–10 guests, while the west-facing balcony overlooking the courtyard is perfect for relaxing evenings and comes equipped with an electric screen for added comfort. The primary bedroom also provides access to the balcony and features a custom walk-in closet and spa-like ensuite with a deep soaker tub, tiled shower with a bench, in-floor heat and added functional storage. The second bedroom is highly versatile, serving as an ideal office or guest space with a built-in desk, ample storage, and a convenient



fold-down Murphy bed. Additional highlights include a private, oversized, heated garage finished with durable polyaspartic flooringâ€”an exceptional feature rarely found in condo living. Capellaâ€™s Bungalows offer a boutique feel with just six units in the building and only one neighbour on the same floor, providing a quiet, private atmosphere while fostering a close-knit community. Each unit has its own heating, ventilation and air conditioning systems. University District is one of Calgaryâ€™s most vibrant and walkable urban communities. With a dynamic mix of green spaces, retail, restaurants, and pedestrian-friendly streets, itâ€™s designed for modern living. Just steps away from the University of Calgary, Alberta Childrenâ€™s Hospital, and Market Mall, residents enjoy easy access to everything they need in a thoughtfully planned, sustainable environment.

Built in 2022

**Essential Information**

MLS® #	A2215553
Price	\$1,199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,542
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	201, 135 Lebel Crescent Nw
Subdivision	University District
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 6M1

### Amenities

Amenities	Elevator(s), Fitness Center, Visitor Parking, Picnic Area, Recreation Facilities, Trash
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Insulated, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Induction Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator, Instant Hot Water
Heating	In Floor, Forced Air, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Composite Siding, Wood Frame, Aluminum Siding

### Additional Information

Date Listed	May 1st, 2025
Days on Market	24
Zoning	M-2

### Listing Details

Listing Office	RE/MAX House of Real Estate
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