

\$1,150,000 - 303, 235 Lebel Crescent Nw, Calgary

MLS® #A2122411

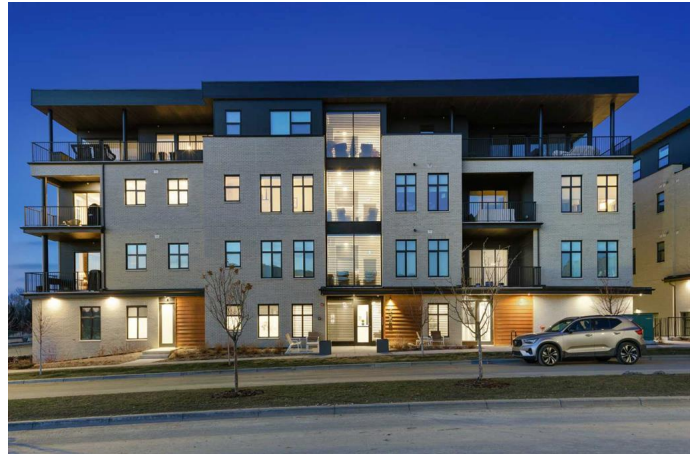
\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,600 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to Capella - an intimate building featuring 8 exclusive Estate Style single level luxury homes. This 3rd floor corner unit, "The Dorado" is a sought-after floor plan in the area with over 1600 square feet of living space. As you enter through your semi private elevator, you will notice the spacious and inviting entryway, the oak hardwood floors, the soaring 10-foot ceilings, and the expansive windows allowing natural light to beam into each area. This is one of the only residences to have 3 full bedrooms and 3 full bathrooms, each thoughtfully laid out and positioned within the unit. As you enter you will notice the first bedroom with its own en-suite bathroom, all tucked into its own area perfect for guests. Continuing through you will be amazed by the stunning kitchen which is a focal point in this home with its expansive 12-foot island, upgraded appliances including a smudge proof Fisher & Paykel Refrigerator, and Bertazzoni gas stove, not to mention the quartz countertops, coffee bar, tons of storage and a gorgeous herringbone backsplash. This area also has a large inviting living room space, separate dining area and balcony access which overlooks the north pond and walking paths. This home has Hunter Douglas sheer shades for soft light diffusion for daytime privacy, and a night time room darkening roller fabric - the window coverings are automated in the living room and kitchen too! As you continue down the hallway you will find another full bathroom and bedroom along with



the Primary suite which has its own stunning en-suite bathroom. This bathroom has all you need including a glass walk in shower, soaker tub, dual sinks and Italian Porcelain flooring. This unit also has its own Laundry room, water softener, and comes with a PRIVATE 2 CAR (side by side) HEATED GARAGE with polyurea garage floor coating and Gladiator cabinets.

For anyone looking to downsize, or simply looking for a lock and leave lifestyle, this home is perfect! This style of living offers enhanced privacy, walkability to grocery, restaurants, theaters, shopping and more; accessibility and a maintenance free lifestyle. This unit truly offers all luxury with no compromise.

Built in 2021

Essential Information

MLS® #	A2122411
Price	\$1,150,000
Sold Price	\$1,140,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,600
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	303, 235 Lebel Crescent Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B6M1

Amenities

Amenities Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Storage, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

Interior

Interior Features Bar, Built-in Features, Elevator, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Central, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Family Room

of Stories 4

Exterior

Exterior Features Balcony

Construction Brick, Metal Siding

Additional Information

Date Listed April 11th, 2024

Date Sold May 2nd, 2024

Days on Market 21

Zoning M-2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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