

\$1,749,900 - 402, 235 Lebel Crescent Nw, Calgary

MLS® #A2159942

\$1,749,900

2 Bedroom, 3.00 Bathroom, 1,937 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

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!

Built in 2021

Essential Information

MLS® #	A2159942
Price	\$1,749,900
Sold Price	\$1,600,000
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,937
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	402, 235 Lebel Crescent Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6L5

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Snow Removal
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	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)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Other
Construction	Brick, Metal Siding

Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 19th, 2024

Days on Market	27
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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