

# \$1,280,000 - 201, 135 Lebel Crescent Nw, Calgary

MLS® #A2215553

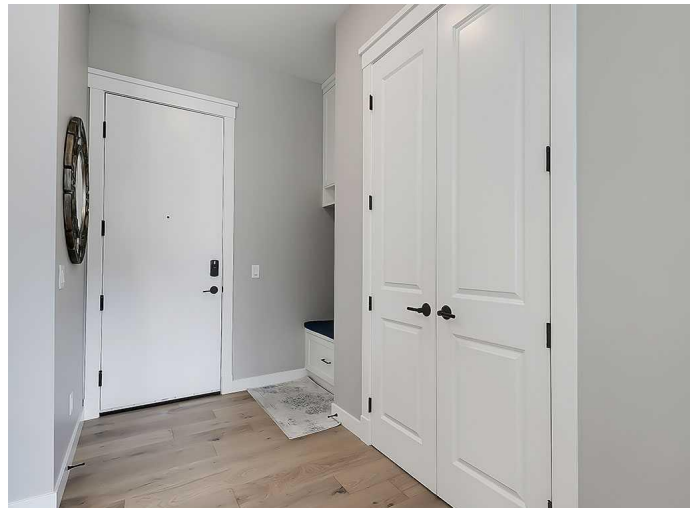
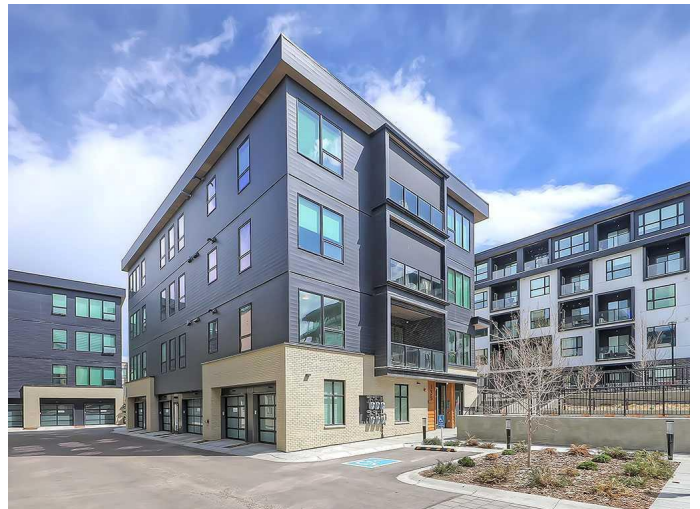
**\$1,280,000**

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 flooring—an exceptional feature rarely found in condo living. Capella’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 Calgary’s most vibrant and walkable urban communities. With a dynamic mix of green spaces, retail, restaurants, and pedestrian-friendly streets, it’s designed for modern living. Just steps away from the University of Calgary, Alberta Children’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          | \$1,280,000       |
| 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, Picnic Area, Recreation Facilities, Trash, Visitor Parking |
| 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, Instant Hot Water, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings, Induction Cooktop, Wine Refrigerator           |
| 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      | Aluminum Siding, Brick, Composite Siding, Wood Frame |

### Additional Information

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

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.