



GRASSROOTS
REALTY GROUP

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201, 135 Lebel Crescent NW
Calgary, Alberta

MLS # A2250786



\$1,150,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,542 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, Single Garage A		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air, Humidity Control	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
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)		
Inclusions:	n/a		

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.