REALTY ACES
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GRASSROOTS REALTY GROUP

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112, 150 Lebel Crescent NW Calgary, Alberta

MLS # A2353792

$1,224,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,965 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	$ 269
Basement:	None	**LLD:**	-
Exterior:	Brick, Veneer, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Central AC, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Garage Controls/Opener

Limited-Time Builder Promotion! Take advantage of this exclusive offer from the builder: receive an Outdoor Kitchen Promotion valued at $15,000 (see supplements for more details). Welcome to Guild: an all-encompassing and modern townhome complex in the highly desirable University District. This luxurious 2 bedroom south-facing unit is mere steps from trendy restaurants, boutique fitness, and local retail. Adorned with 7" engineered oak hardwood flooring, quartz and porcelain countertops, and a private elevator for added convenience and accessibility across all four levels. The spacious main living area features a 62" electric fireplace set against a fluted plaster feature wall as its focal point, and seamlessly integrates into the designer kitchen with premium SubZero refrigerator and Wolf gas range, sleek cabinetry, and large waterfall island. The upper level primary bedroom is an illuminated oasis, complete with a walk-in closet featuring built-ins, and a spa-like ensuite with heated flooring, soaker tub, double vanity and shower with bench. An additional bedroom and flex space offer lifestyle versatility, whether used as office space, for hosting guests, or to accommodate a growing family. Ascend to the final level and experience the breathtaking rooftop patio, a space thoughtfully curated for entertaining loved ones, or simply lounging and enjoying the sights and sounds of nature. A gas line for BBQs and single zone A/C unit ensure optimal enjoyment and convenience. Each space in this residence, from the double-car garage to the fully loaded laundry nook, has been meticulously designed to enable you to live the most comfortable life possible. Indulge in the perks that come with living in a vibrant, pedestrian-oriented neighbourhood, where countless amenities are within walking distance including main street retail and accompanying night markets, along with quick access to

Alberta Children's Hospital, Foothills Medical Centre, University of Calgary, Market Mall, and scattered NW greenspaces. With a minimal commute or bike ride to the Downtown Core, this community offers elevated urban living and is the perfect place to settle down.

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