

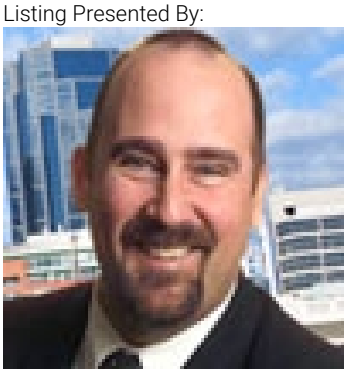
150 Lebel Crescent Calgary Alberta

$1,224,900

Conditionally sold with a 24 hour sale of buyer home condition. 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, 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 re...

2pc Bathroom Measurements not available
Dining room 19.08 Ft x 8.00 Ft
Kitchen 15.33 Ft x 14.83 Ft
Living room 13.67 Ft x 12.17 Ft
4pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Primary Bedroom 13.75 Ft x 12.83 Ft
Other 6.58 Ft x 11.17 Ft
Storage 4.75 Ft x 10.42 Ft
Other 40.58 Ft x 13.33 Ft
Other 9.08 Ft x 9.83 Ft
Foyer 9.75 Ft x 13.83 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 9.58 Ft x 11.17 Ft

Furnace 6.67 Ft x 3.17 Ft