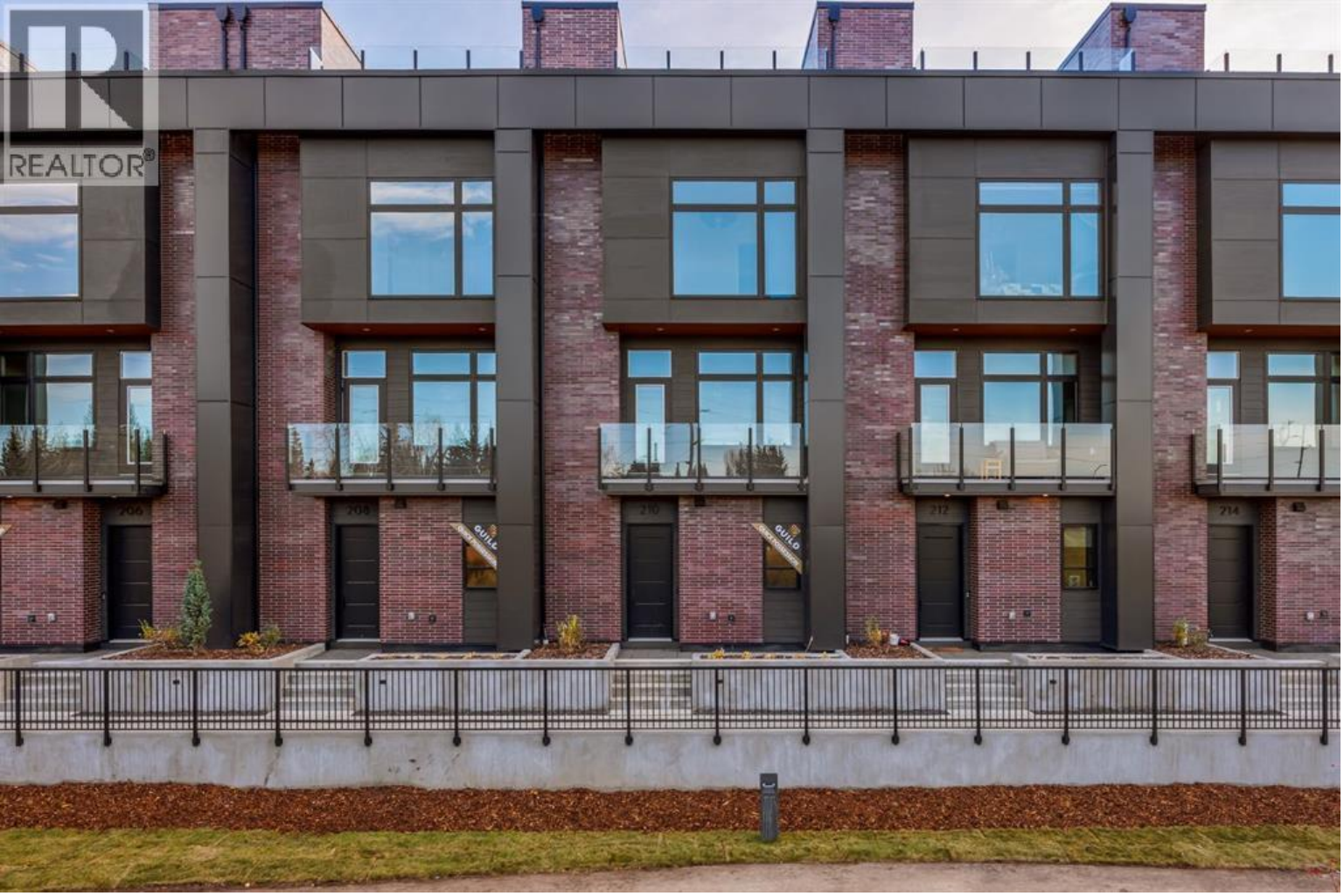


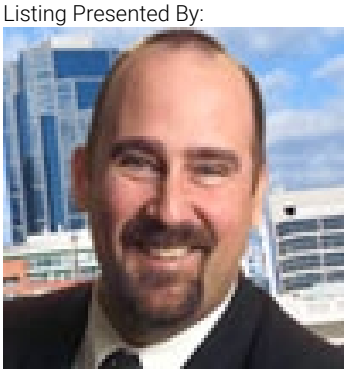
150 Lebel Crescent Calgary Alberta

$1,324,900

OPEN HOUSE Saturday November 21st 1-3PM and Sunday November 22nd 1-3PM! 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 3 bedroom north east-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 and soaker tub. 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 dista...

2pc Bathroom 4.83 Ft x 5.33 Ft
Dining room 13.92 Ft x 7.92 Ft
Kitchen 15.33 Ft x 14.92 Ft
Living room 13.67 Ft x 12.08 Ft
5pc Bathroom 9.00 Ft x 9.75 Ft
4pc Bathroom 9.08 Ft x 4.92 Ft
Primary Bedroom 13.92 Ft x 12.75 Ft
Other 6.58 Ft x 11.08 Ft
Storage 4.75 Ft x 10.42 Ft
Other 40.58 Ft x 13.33 Ft
Bedroom 9.00 Ft x 9.75 Ft
Foyer 4.67 Ft x 13.83 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

https://yycreadvisors.com/

RE/MAX Realty Professionals

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

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

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Bedroom 9.50 Ft x 11.17 Ft

Furnace 6.58 Ft x 3.25 Ft

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.