

**212, 150 Lebel Crescent NW  
Calgary, Alberta**

**MLS # A2265752**

**\$1,399,900**



|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | University District                                  |               |                  |
| <b>Type:</b>     | Residential/Other                                    |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                   |               |                  |
| <b>Size:</b>     | 2,086 sq.ft.   | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                               |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Corner Lot, Landscaped |               |                  |

|                    |                                       |                   |        |
|--------------------|---------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rolled/Hot Mop                        | <b>Condo Fee:</b> | \$ 230 |
| <b>Basement:</b>   | None                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Wood Frame | <b>Zoning:</b>    | R-G    |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, See Remarks                 |                   |        |
| <b>Inclusions:</b> | N/A                                   |                   |        |

Discover elevated urban living in this beautifully appointed 2-bedroom luxury townhome, where thoughtful design meets effortless sophistication. Enjoy the convenience of your own private elevator connecting each level&mdash;from the spacious main living area to the show-stopping rooftop patio, perfect for entertaining, lounging, or soaking in the skyline views. Inside, this home is all about space, light, and high-end detail. The open-concept layout features a designer kitchen with premium SubZero appliances, sleek cabinetry, and a large island that anchors the space. The primary bedroom is a true retreat, complete with a walk-in closet and a spa-like ensuite. The second bedroom offers flexibility for guests, or growing needs. From the rooftop to the garage, every inch of this residence has been designed for elevated comfort and contemporary style. Perfectly suited for modern living with room to grow.. Photos are representative.