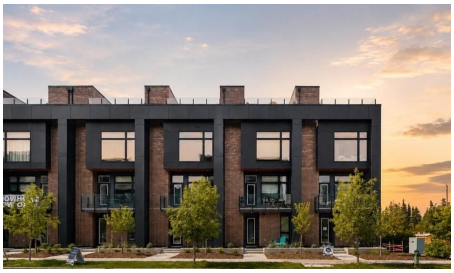
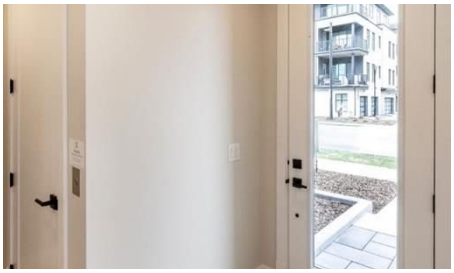
# 106 150 Lebel Crescent NW

Calgary | Active | MLS® A2353790

**$1,224,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **3** | **2025** | **2,025.95 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

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 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.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2353790 |
| **Bedrooms** | 2 |
| **Bathrooms** | 3 |
| **Year Built** | 2025 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Bare Land Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |

| | |
|---|---|
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 3 (or more) Storey |
| **Total Living Area:** | 2,025.95 sq. ft. |
| **Main Level Finished Area:** | 318.31 sq. ft. |
| **Upper Level Finished Area:** | 1,707.64 sq. ft. |
| **Condo Fee:** | $269.00 |
| **Condo Fee Includes:** | Maintenance Grounds, Professional Management, Reserve Fund Contributions |
| **Lot Area:** | 1,087 sq. ft. |
| **Lot Frontage:** | 456'5" |
| **Front Exposure:** | South |
| **Entry Level:** | 1 |
| **Levels:** | Three Or More |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2025 (Age: 1) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 2 |
| **Plan:** | 2511857 |
| **Heating:** | Forced Air |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |

| | |
|---|---|
| **Builder:** | Crystal Creek Homes |
| **New Constr.:** | Yes |
| **Construction Material:** | Brick, Veneer, Wood Frame |
| **Structure Type:** | Five Plus |
| **Roof:** | Flat Torch Membrane |
| **Ensuite:** | Yes |
| **Flooring:** | Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Electric |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Laundry Room, Upper Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | University District |
| **Amenities:** | None |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| **Inclusions:** | A/C, Dishwasher, Dryer, Elevator, Garage Door Opener/Controls, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Yes |

| | |
|---|---|
| **Main Floor** | Flex Space · 9'10" × 9'1" · |
| **Main Floor** | Foyer · 13'10" × 9'9" · |
| **Main Floor** | Furnace/Utility Room · 6'8" × 3'2" · |
| **2nd Floor** | Dining Room · 19'1" × 8' · |
| **2nd Floor** | Kitchen · 15'4" × 14'10" · |
| **2nd Floor** | Living Room · 13'8" × 12'2" · |
| **2nd Floor** | Bedroom · 11'2" × 9'7" · |
| **2nd Floor** | Bedroom - Primary · 13'9" × 12'10" · |
| **2nd Floor** | Walk-In Closet · 11'2" × 6'7" · |
| **3rd Floor** | Storage · 10'5" × 4'9" · |
| **3rd Floor** | Balcony · 40'7" × 13'4" · |
| **Title to Land:** | Leasehold |
| **Community Features:** | Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Elevator, Kitchen Island, Walk-In Closet(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s), Rooftop Patio |
| **Lot Features:** | Level, Low Maintenance Landscape, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | M-1 |
| **Listed Date:** | Oct 21, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/106-150-lebel-crescent-nw-calgary-a2353790/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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