16 Lebel Crescent NW

Calgary | Active | MLS® A2350608

$799,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2018**	**1,730.8 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

Open House! Saturday, November 21st, 2026, from 1:00 PM to 3:00 PM. Price Improvement! Executive Townhome Living with dual primary suites and a versatile flex room in the heart of Calgary’s vibrant University District - Welcome home to 16 Lebel Cres NW! This meticulously crafted residence unfolds over 1,730 square feet, seamlessly blending contemporary design with thoughtful functionality. Built by Brookfield Residential, the property was elevated with the Level 3 Premium Executive finish package - the builder's highest specification tier. Highlights include wide-plank engineered hardwood flooring, floor-to-ceiling cabinetry with custom millwork, quartz surfaces, designer fixtures and lighting, upgraded tile, and premium appliances. Nearly $20,000 in additional builder upgrades further refine the home, including Hunter Douglas window treatments, in-floor heating in the ground-level flex room, and a 2-ton central air conditioning system. The main level welcomes daily living and entertaining with an open-concept flow across the living, dining, and kitchen areas, extending directly onto a private balcony. The chef-inspired kitchen features extensive counter space, stainless steel appliances with a gas range, and a sizable walk-in pantry. A dedicated powder room serves guests on this level. The upper level is designed around two private primary suites, each accompanied by its own full ensuite.. The first suite features a walk-in closet with built-in organizers and a 4-piece ensuite equipped with dual vanities and a walk-in shower. The matching primary suite also enjoys a private 4-piece ensuite, currently configured as a functional home office complete with an integrated Murphy bed. A dedicated laundry room with built-in storage finishes the upper floor. On the ground floor, a heated flex area offering bonus space for an executive home office, gym, or media lounge opens to an enclosed private patio. Parking and ample storage are handled by the double attached garage. Beyond your private spaces, Ivy residents enjoy exclusive access to a private courtyard and community garden-ideal for unwinding or hosting outdoor social events. Located steps from walking paths, an off-leash park, outdoor courtyards, and central University District dining and retail, the home also places Foothills Medical Centre, Alberta Children’s Hospital, and the University of Calgary within easy walking distance. Book your viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350608
Bedrooms	2
Bathrooms	3
Year Built	2018
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,730.8 sq. ft.
Main Level Finished Area:	987.4 sq. ft.
Upper Level Finished Area:	743.4 sq. ft.
Condo Fee:	$340.31
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
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:	1810514
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

Builder:	Brookfield
New Constr.:	No
Construction Material:	Brick, Composite Siding, Metal Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Dog Park, Park, Parking, Playground, Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer
Inclusions:	Ground floor office cabinets & floating shelves, garage built-in workbench, slat wall, built-in shelving & cabinets, storage room built-in shelving, second bedroom shelving, murphy bed, and closet built-in dresser, primary bedroom closet built-in dresser, and front door smart doorbell (hardwired) & smart lock.
Restrictions:	None Known
Pets Allowed:	Yes

Main Floor	Other · 21'8" × 5'7" ·
Main Floor	Living Room · 17'9" × 12'5" ·
Main Floor	Dining Room · 15'6" × 9'7" ·
Main Floor	Kitchen With Eating Area · 15'6" × 11'6" ·
Main Floor	Pantry · 5'3" × 4'4" ·
Upper Level	Walk-In Closet · 8'4" × 5' ·
Upper Level	Bedroom - Primary · 18'6" × 12'3" ·
Upper Level	Laundry · 7'5" × 5'1" ·
Upper Level	Bedroom · 15'9" × 9'5" ·
Lower Level	Office · 17'9" × 10'5" ·
Lower Level	Covered Porch · 20'7" × 7'8" ·
Lower Level	Entrance · 7' × 3'1" ·
Lower Level	Mud Room · 4'11" × 3'11" ·
Lower Level	Other · 16'9" × 3' ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), No Smoking Home
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Landscaped, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-G

Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/16-lebel-crescent-nw-calgary-a2350608/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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