208 150 Lebel Crescent NW

Calgary | Active | MLS® A2355633

$1,299,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2025**	**1,927 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

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+1 bedroom 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. In addition to the double attached garage, mud room and main entrance, at grade there's an additional bedroom or flex space that offers lifestyle versatility, whether used as office space, for hosting guests, or to accommodate a growing family. Above, 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 well appointed dinning room and 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. On the same level there are 2 more bedrooms, a 4 piece bathroom and a laundry room. Above this, the final level welcomes you to 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	A2355633
Bedrooms	4
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:	1,927 sq. ft.
Main Level Finished Area:	739 sq. ft.
Upper Level Finished Area:	1,187 sq. ft.
Condo Fee:	$269.00
Condo Fee Includes:	Maintenance Grounds, Professional Management, Reserve Fund Contributions
Lot Area:	1,121 sq. ft.
Lot Frontage:	20' 1/8 "
Front Exposure:	Northeast
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2511857
Heating:	Forced Air
Basement:	None

Foundation:	Poured Concrete
Builder:	Crystal Creek Homes
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Wood Frame
Structure Type:	Five Plus
Roof:	Flat Torch Membrane
Ensuite:	Yes
Flooring:	Hardwood, Tile
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, Electric Stove, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	A/C, Dishwasher, Dryer, Elevator, Garage Door Opener/Controls, Electric Range/Cooktop, Microwave, Range Hood, Refrigerator, Washer, See Outdoor Kitchen Package offered for Limited time in Supplements

Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom · 9'10" × 9'1" ·
Main Floor	Foyer · 13'10" × 9'9" ·
Main Floor	Furnace/Utility Room · 6'8" × 3'4" ·
2nd Floor	Dining Room · 13'10" × 7'8" ·
2nd Floor	Kitchen · 15'5" × 15'1" ·
2nd Floor	Living Room · 13'8" × 11'11" ·
3rd Floor	Bedroom - Primary · 13'11" × 12'2" ·
3rd Floor	Bedroom · 11'2" × 9'3" ·
3rd Floor	Bedroom · 14'10" × 9'8" ·
Title to Land:	Leasehold
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Outdoor Kitchen, Private Entrance, Storage
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:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/208-150-lebel-crescent-nw-calgary-a2355633/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.