YYC INNER CITY TOWNS

CIR REALTY

150 LEBEL CRESCENT NW

GUILD AT UNIVERSITY DISTRICT

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LUXURY LIVING CHARACTERIZED BY TIMELESS FINISHINGS AND CONVENIENT AMENITIES.

Welcome to Guild, a modern townhome project in University District. This south-facing 3-bedroom residence is mere steps from restaurants, fitness studios, and local shops. Features include engineered oak hardwood floors, quartz and porcelain countertops, a private elevator, and a stunning designer kitchen with premium Sub-Zero and Wolf appliances. The spacious living area showcases a 62" electric fireplace, while the primary suite offers a walk-in closet and spa-inspired ensuite with heated floors. Two additional bedrooms provide flexibility for family, guests, or a home office. Enjoy an epic rooftop patio with BBQ gas line, A/C, and beautiful views; perfect for entertaining or relaxing. An attached double car garage, along with thoughtfully designed storage and laundry spaces add everyday convenience.

PROPERTY FEATURES

- 3 Bed, 3 Bath
- 1,965-2,026 Square Feet
- Central Air Conditioning
- Multiple Units Available
- $269 Condo Fee
- Walk-In Closet with Organizers
- Electric Fireplace
- Tiered Rooftop Patio

SELECTED TO SHOW THE BEST OF CALGARY

Located in Calgary's vibrant and walkable University District, with access to countless amenities and natural landscapes. Steps away from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Market Mall, greenspaces, schools, transit and minutes from the Downtown Core. Enjoy elevated urban living at its finest.

Restaurants & Bars

- Native Tongues Taqueria
- The Canadian Brewhouse
- Borough Bar & Grill
- Sesame
- The Banquet
- Seed N Salt
- Fuwa Fuwa
- Charcut
- UNA pizza + wine
- Pho Pham
- OEB Breakfast Co.
- Enoteca Monza Pizzeria Moderna
- Lava Grill
- Milestones
- The Keg Steakhouse + Bar
- Boston Pizza
- NOtaBLE - The Steakhouse
- Terre Café Calgary
- Starbucks
- Good Earth Coffeehouse

Education

- University of Calgary
- Westmount Charter School
- Dr. Gordon Townsend School
- Kumon Math and Reading Centre of Calgary
- École Terre des Jeunes
- Christine Meikle School
- Pre Maternelle Capucine
- Summit Kids
- Calgary Public Library

Shopping

- CF Market Mall
- Save-On-Foods
- Safeway Market Mall
- University District Night Market
- Shoppers Drug Mart
- Sunterra Market
- Hillhurst/Sunnyside Outdoor Farmer's Market
- Calgary Farmer's Market West

Parks & Recreation

- University District Off Leash Dog Park
- Northwest Commons Park
- University of Calgary West Campus Park
- Foothills Athletic Park
- McMahon Stadium
- University Research Park
- Bowness Park
- Bow River Pathway Network
- Edworthy Park
- Varsity Village Park
- Olympic Oval

Fitness

- Orangetheory Fitness
- Lagree YYC
- Bowmont Boxing Club
- Hot Yoga on University District
- Foothills Pickleball Courts& Aquatic Centre

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