

\$324,999 - 203, 108 13 Avenue Ne, Calgary

MLS® #A2217388

\$324,999

2 Bedroom, 1.00 Bathroom, 663 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

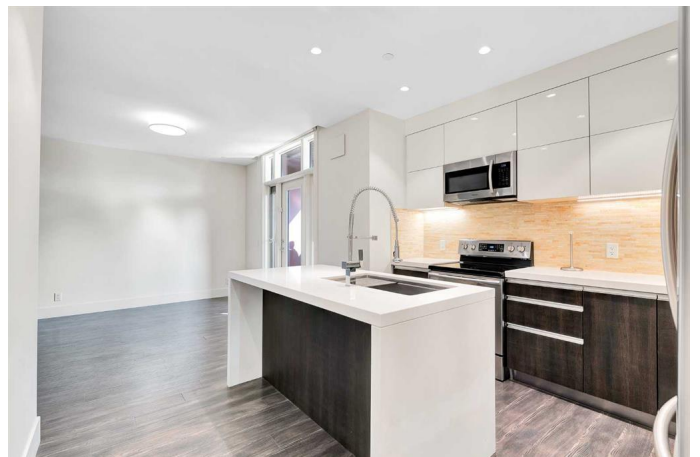
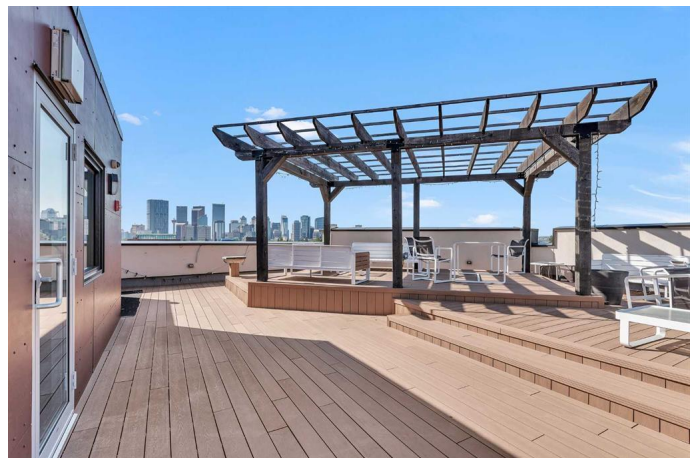
Live stress free with one of the **LOWEST CONDO FEES** for a 2 Bedroom condo in the area!

Experience modern urban living in this contemporary 2-bedroom, 1-bathroom, with 1 titled & secure surface parking stall, located in the prime Crescent Heights area on Centre Street. Set in a unique low-rise building constructed with concrete and modern techniques, this unit offers enhanced durability and soundproofing. Enjoy the warmth of in-floor heating throughout.

Situated on the second floor, the condo features a spacious east-facing patio with a BBQ gas outlet, ideal for summer gatherings. Inside, you'll find 9 ft. ceilings, upgraded laminated wood and tile flooring, stylish tiled backsplash, and quartz countertops throughout. The kitchen is a culinary dream with a large quartz center island, ample modern cabinetry, and stainless steel appliances. Both bedrooms are enhanced with built-in closet/cabinetry for optimal organization.

The building also boasts a common rooftop patio offering stunning views of the downtown Calgary skyline, perfect for entertaining. Additional amenities include upgraded window coverings, an in-suite washer and dryer, and a rough-in for an air conditioner.

Conveniently located close to public



transportation, diverse restaurants, shopping centers, and top-rated schools, this condo merges convenience with luxurious living. With low condo fees, it represents an excellent choice for those seeking a stylish, low-maintenance lifestyle in a desirable neighborhood.

Built in 2017

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2217388 |
| Price | \$324,999 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 663 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 203, 108 13 Avenue Ne |
| Subdivision | Crescent Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 7Z1 |

Amenities

| | |
|----------------|------------------------------|
| Amenities | Elevator(s), Visitor Parking |
| Parking Spaces | 1 |
| Parking | Stall, Titled |

Interior

| | |
|-------------------|--|
| Interior Features | Elevator, High Ceilings, Kitchen Island, No Smoking Home |
|-------------------|--|

| | |
|--------------|---|
| Appliances | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | In Floor, Electric, Natural Gas |
| Cooling | None |
| # of Stories | 6 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Construction | Composite Siding, Concrete, Metal Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 8 |
| Zoning | C-COR1 |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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