

# \$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

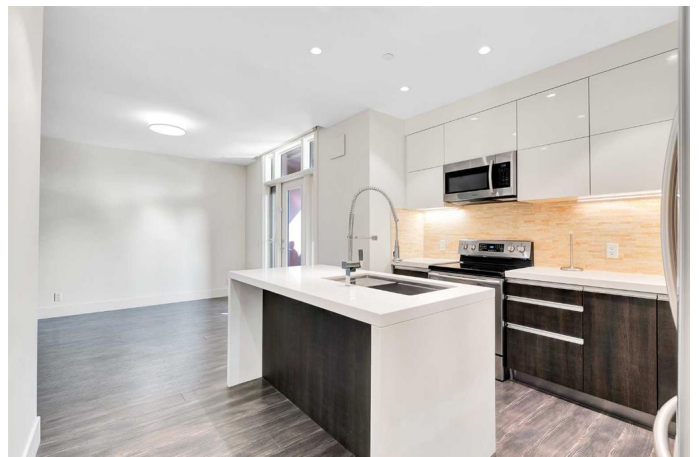
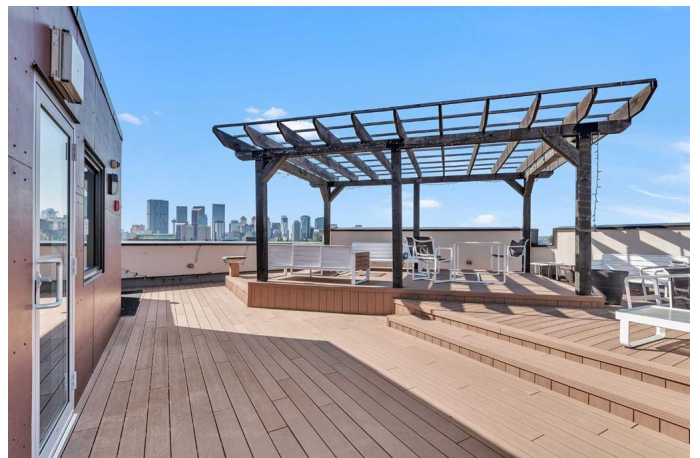
Live stress free with one of the **LOWEST CONDO FEES** for a 2 Bedroom condo in the area!

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, Natural Gas, Electric
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	10
Zoning	C-COR1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.