

\$408,000 - 306, 108 13 Avenue Ne, Calgary

MLS® #A2204181

\$408,000

2 Bedroom, 2.00 Bathroom, 824 sqft

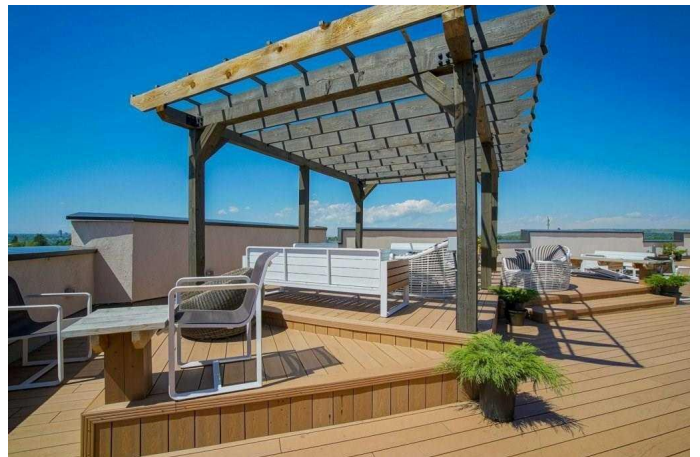
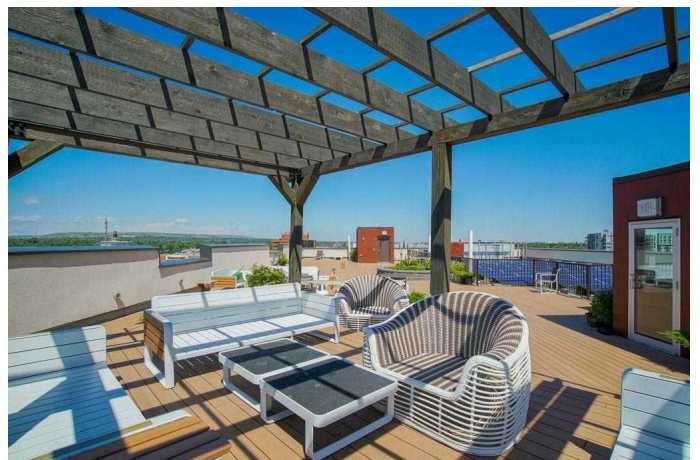
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Discover the perfect blend of style, tranquility, and convenience in this stunning 2 bedroom, 2 bathroom suite in the sought after Crescent Heights community! Boasting soaring 10-ft ceilings, in-floor heating, and an ultra-quiet east-facing patio with a BBQ gas outlet, this home is designed for ultimate comfort. The bright, open-concept layout features upgraded laminate and tile flooring, a chef's kitchen with quartz waterfall countertops, tiled backsplash, and stainless steel appliances, plus a spacious primary suite with a walk-in closet and luxurious 4-piece ensuite. A second bedroom with a large closet offers flexibility for extra storage or a home office.

Set in a quiet concrete building for maximum noise reduction, this unit also includes low condo fees covering heat and water, secured titled covered parking, visitor parking, and access to a rooftop patio with breathtaking city views. The eco-friendly building features a solar panel field for reduced energy costs.

Enjoy the unbeatable central location, just minutes from downtown Calgary, SAIT, and the University of Calgary, with easy access to public transit, shopping, top-rated restaurants, parks, and schools. Whether you're a first-time buyer, young professional, or investor, this is an incredible opportunity to own in one of Calgary's most desirable communities. Call your realtor today to book a private showing!



Built in 2016

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2204181 |
| Price | \$408,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 824 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 306, 108 13 Avenue Ne |
| Subdivision | Crescent Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 7Z1 |

Amenities

| | |
|----------------|---------------------------|
| Amenities | Elevator(s), Roof Deck |
| Parking Spaces | 1 |
| Parking | Covered, Parkade, Secured |

Interior

| | |
|-------------------|---|
| Interior Features | Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings |
| Heating | In Floor |
| Cooling | None |
| # of Stories | 6 |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

| | |
|--------------|-----------------|
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 43 |
| Zoning | C-COR1 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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