

\$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

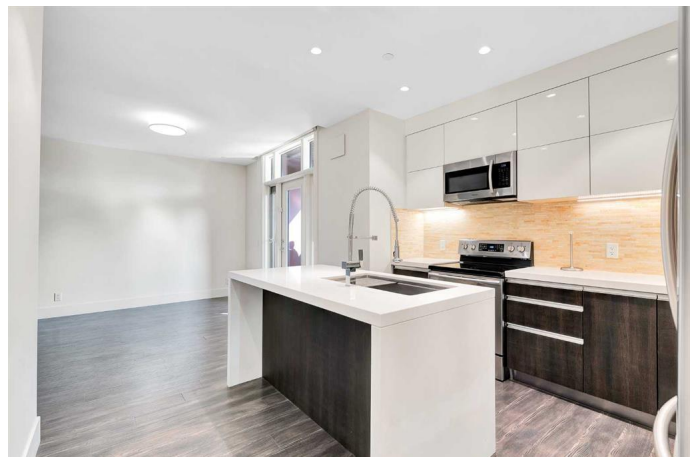
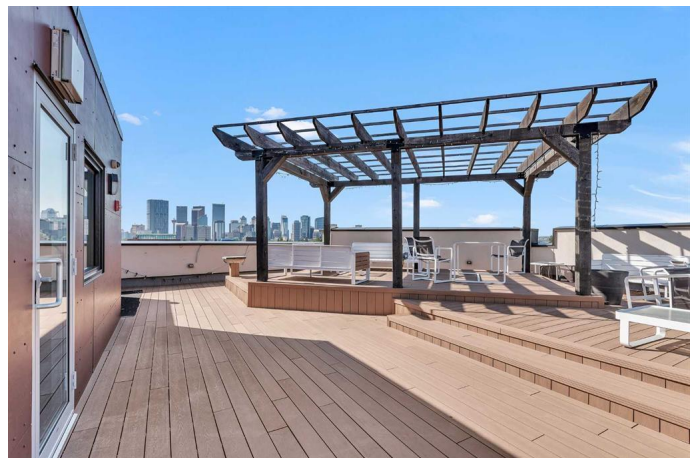
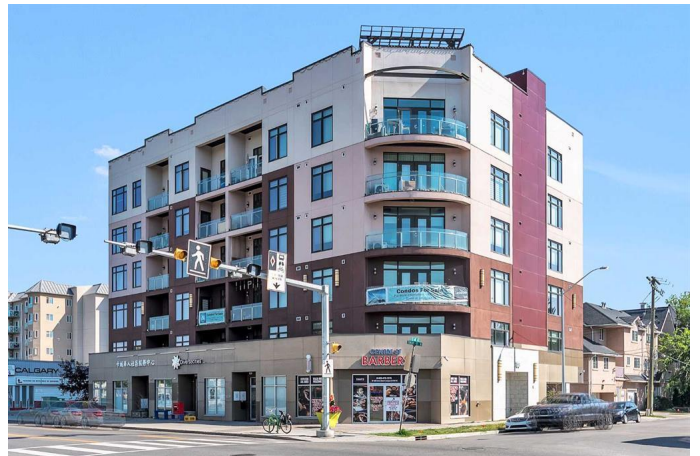
Live stress-free with one of the **LOWEST** condo fees for a 2-bedroom in the area! Welcome to modern urban living in this beautifully upgraded 2-bedroom, 1-bathroom condo located in the heart of Crescent Heights along Centre Street. This thoughtfully designed unit comes with a titled, secure surface parking stall and is nestled in a solid concrete-built, low-rise buildingâ€”offering superior soundproofing and long-lasting quality.

Step inside and feel the comfort of in-floor heating paired with 9-foot ceilings, and enjoy premium finishes throughout, including laminate wood and tile flooring, quartz countertops, and a stylish tiled backsplash.

The kitchen is a standoutâ€”perfect for any home chefâ€”with a large quartz island, soft-close bi-fold upper cabinets, a pull-out spice rack, and a clever corner lazy Susan for maximum storage. Stainless steel appliances and ample modern cabinetry complete the space.

Both bedrooms feature custom built-in wardrobes with integrated drawers, shelving, and hanging space, maximizing both style and storage. Even the entryway is equipped with sleek built-in closets, offering convenient organization the moment you walk in.

Relax or entertain on your east-facing patio



with BBQ gas hookup, or head to the common rooftop patio and soak in stunning views of downtown Calgary.

Extras include in-suite laundry, rough-in for A/C, upgraded window coverings, and a prime location just steps from transit, restaurants, shops, and top schools.

Whether you're a first-time buyer, downsizer, or investor, this low-maintenance, well-appointed condo offers unbeatable value in one of Calgary's most sought-after inner-city communities.

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 | High Ceilings, Kitchen Island, No Smoking Home, Elevator |
| 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 | Concrete, Metal Siding, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 16 |
| Zoning | C-COR1 |

Listing Details

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

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