

# \$308,888 - 203, 108 13 Avenue Ne, Calgary

MLS® #A2226032

**\$308,888**

2 Bedroom, 1.00 Bathroom, 663 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

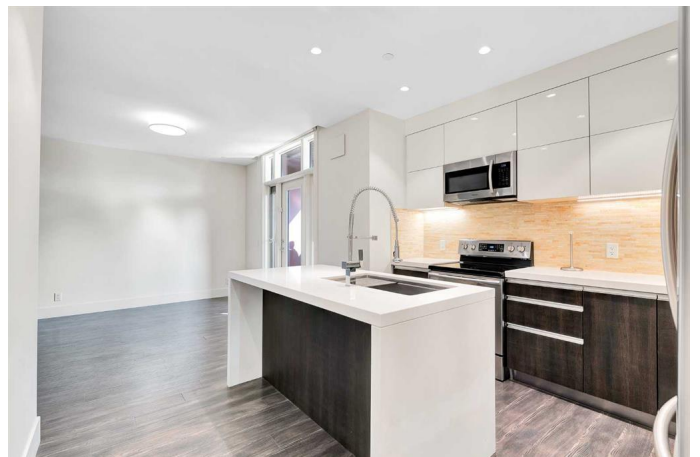
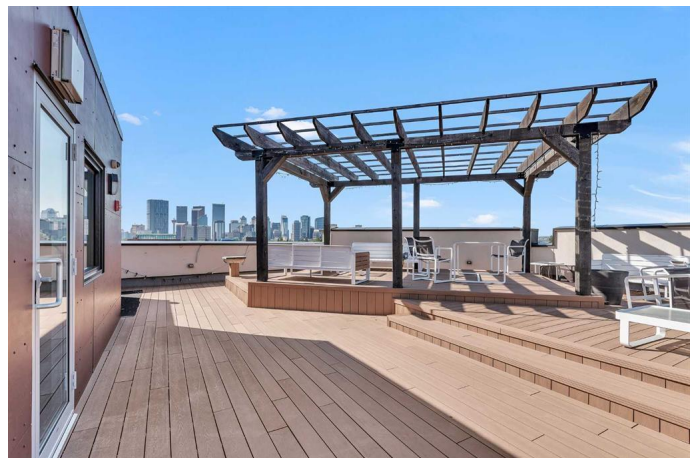
Live stress-free with one of the **LOWEST** condo fees for a 2-bedroom in the area! Welcome to modern urban living in this beautifully upgraded 2-bedroom, 1-bathroom condo located in the heart of Crescent Heights along Centre Street. This thoughtfully designed unit comes with a titled, secure surface 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® #	A2226032
Price	\$308,888
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 29th, 2025
Days on Market	41
Zoning	C-COR1 f3.0h23

## Listing Details

Listing Office	2% Realty
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