# \$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

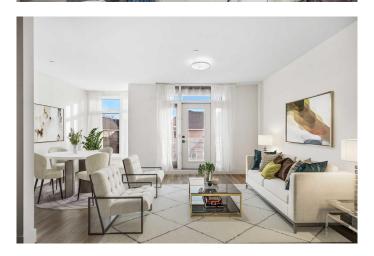
Experience the perfect blend of style, serenity, and city living in this exceptional 2-bedroom. 2-bathroom condo nestled in the heart of highly sought-after Crescent Heights. This thoughtfully designed home features soaring 10-foot ceilings, in-floor heating, and a guiet, east-facing patio with a gas line for your BBQâ€"ideal for peaceful mornings or evening entertaining. Step inside to discover a bright, open-concept layout enhanced by tile and luxury vinyl plank flooring, and a chef-inspired kitchen complete with quartz waterfall countertops, a sleek tiled backsplash, and stainless steel appliances. The spacious primary suite offers a walk-in closet and a spa-like 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or extra storage.

Set in a quiet, well-constructed concrete building, this home ensures maximum sound insulation for added peace of mind. Enjoy low condo fees that include heat and water, secured titled covered parking, ample visitor parking, and access to a rooftop patio boasting panoramic downtown skyline views. This eco-conscious building also features a solar panel field to help reduce energy costsâ€"smart, sustainable living at its best.

Located just minutes to downtown Calgary, SAIT, and the University of Calgary, with easy access to public transit, restaurants, shopping, parks, and top-rated schools, this is the ideal







home for first-time buyers, young professionals, or savvy investors. Don't miss your chance to own in one of Calgary's most vibrant and desirable inner-city communitiesâ€"book your private showing today!

#### 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 Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Walk-In Closet(s), Elevator, Granite Counters, High Ceilings

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 96

Zoning C-COR1

## **Listing Details**

Listing Office RE/MAX First

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.