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

MLS® #A2204181

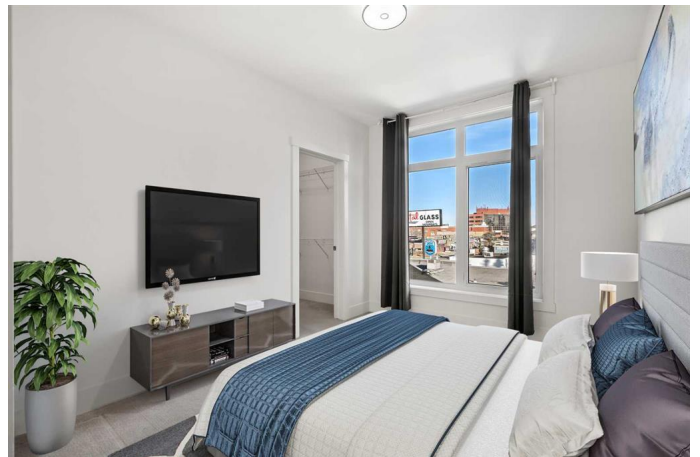**$408,000**

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 quiet, 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 communities—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	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Elevator

Appliances	Dishwasher, Dryer, Electric Range, Washer, Window Coverings, Microwave Hood Fan
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	86
Zoning	C-COR1

Listing Details

Listing Office	RE/MAX First