# \$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

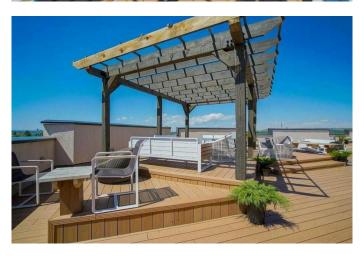
Discover the perfect blend of style, tranquility, and convenience in this stunning 2 bedroom, 2 bathroom suite in the sought after Crescent Heights community! Boasting soaring 10-ft ceilings, in-floor heating, and an ultra-quiet east-facing patio with a BBQ gas outlet, this home is designed for ultimate 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!







## **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 Parkade, Covered, Secured

#### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Walk-In Closet(s), Elevator, Granite Counters

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 35

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.