

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

MLS® #A2204181

**\$408,000**

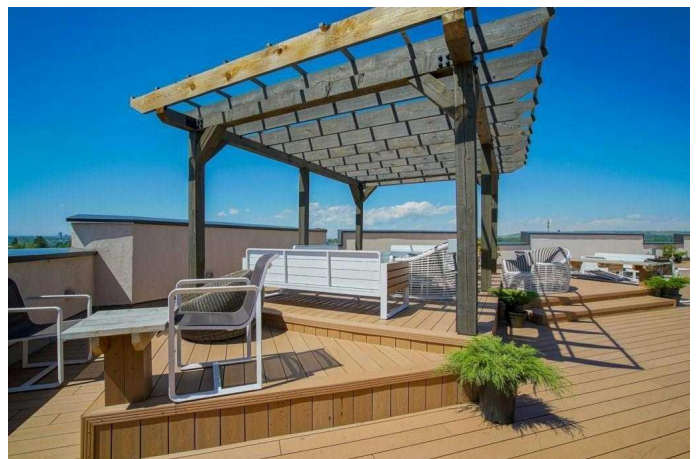
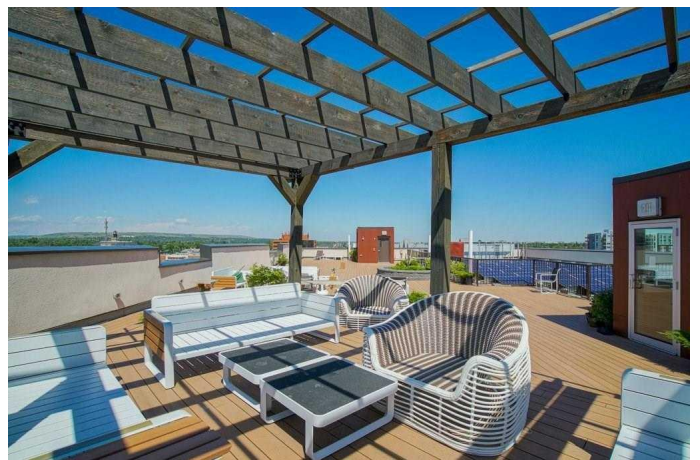
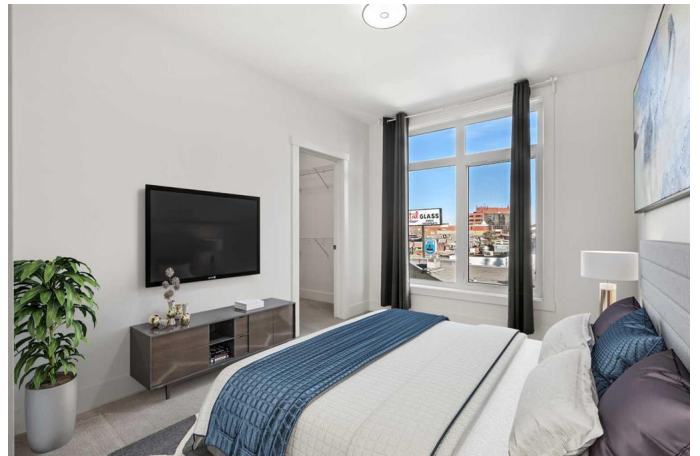
2 Bedroom, 2.00 Bathroom, 824 sqft  
Residential on 0.00 Acres

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!



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	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	32
Zoning	C-COR1

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.