

\$445,000 - 306, 108 13 Avenue Ne, Calgary

MLS® #A2189316

\$445,000

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

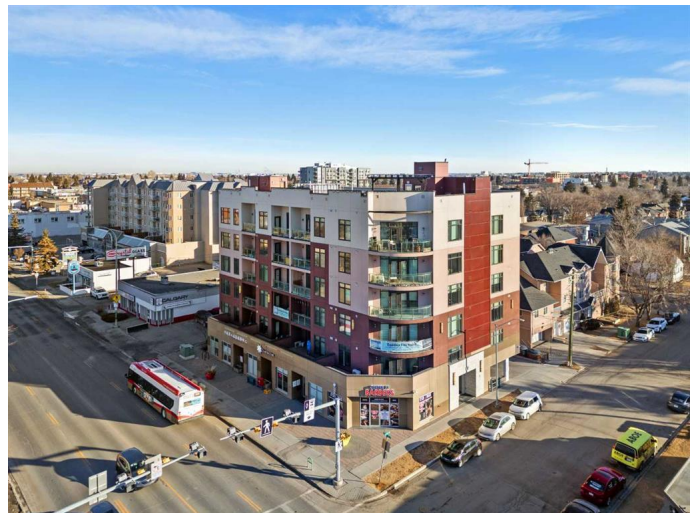
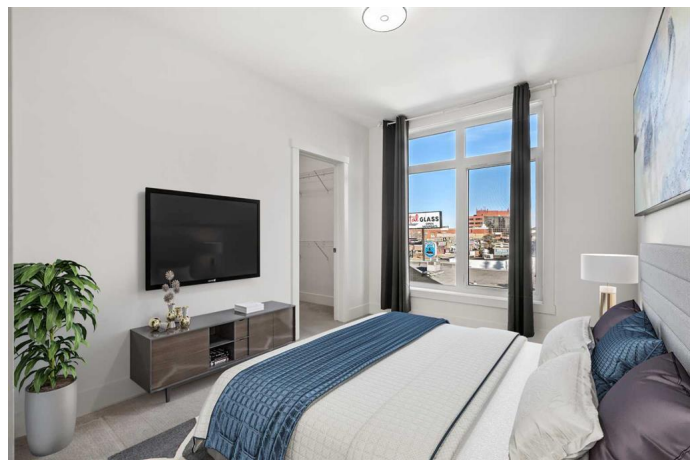
Crescent Heights, Calgary, Alberta

Crescent Heights community! This stunning 2 bedroom, 2 bathroom suite offers soaring 10-ft ceilings, in-floor heating, and a peaceful, ultra-quiet east-facing patio with a BBQ gas outlet, perfect for summer enjoyment.

Designed for both style and tranquility, the bright and exceptionally quiet open-concept layout features upgraded laminate and tile flooring, a gorgeous chef's kitchen with quartz waterfall countertops, a tiled backsplash, and stainless steel appliances. The spacious primary suite boasts a walk-in closet, a luxurious 4-piece ensuite, and an in-suite laundry room (washer & dryer included). The second bedroom also features a large closet—ideal for extra storage or a home office, all within a concrete building designed for maximum noise reduction.

This concrete building ensures a quiet and secure living environment while also featuring low condo fees that include heat and water. Enjoy the secured titled covered parking stall, safe visitor parking, and access to the expansive rooftop patio with breathtaking city views. Plus, the building is eco-friendly, equipped with a solar panel field to help reduce energy costs.

Located just minutes from downtown, SAIT, and the University of Calgary, this unit is surrounded by top-rated schools, parks, restaurants, shopping, and public transit. This



is a must-see for first-time buyers, young professionals, and investors alike!

Call your realtor today to book a private showing!

Built in 2016

Essential Information

MLS® #	A2189316
Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	824
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
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, Microwave Hood Fan, Washer, Window Coverings,

	Electric Range
Heating	In Floor
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	42
Zoning	C-COR1

Listing Details

Listing Office	RE/MAX First
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