

# \$324,999 - 203, 108 13 Avenue Ne, Calgary

MLS® #A2217388

**\$324,999**

2 Bedroom, 1.00 Bathroom, 663 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

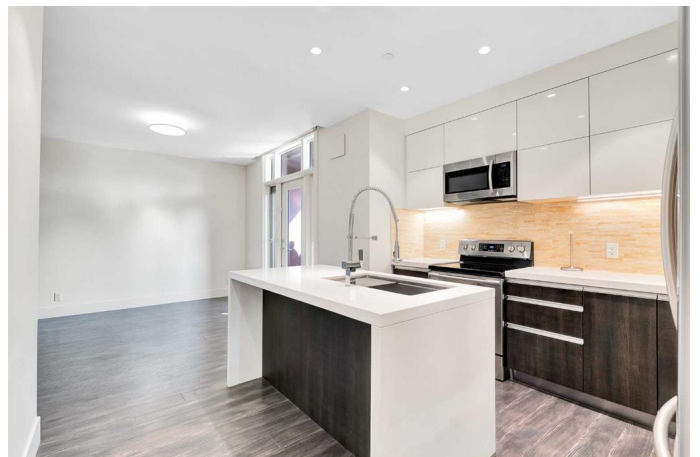
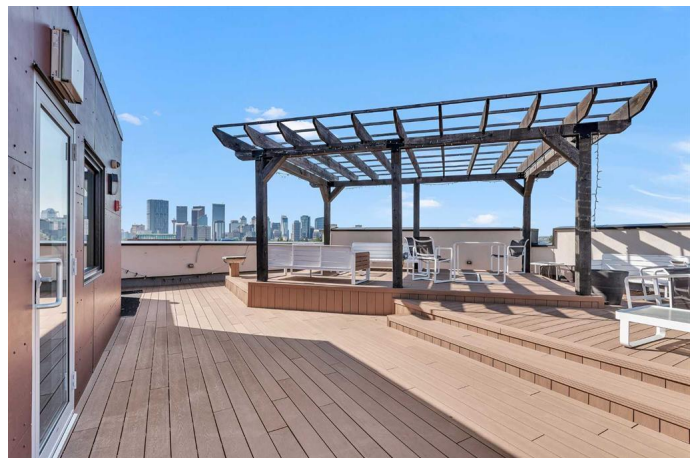
Live stress-free with one of the **LOWEST** condo fees for a 2-bedroom in the area! Welcome to modern urban living in this beautifully upgraded 2-bedroom, 1-bathroom condo located in the heart of Crescent Heights along Centre Street. This thoughtfully designed unit comes with a titled, secure surface parking stall and is nestled in a solid concrete-built, low-rise building offering superior soundproofing and long-lasting quality.

Step inside and feel the comfort of in-floor heating paired with 9-foot ceilings, and enjoy premium finishes throughout, including laminate wood and tile flooring, quartz countertops, and a stylish tiled backsplash.

The kitchen is a standout perfect for any home chef with a large quartz island, soft-close bi-fold upper cabinets, a pull-out spice rack, and a clever corner lazy Susan for maximum storage. Stainless steel appliances and ample modern cabinetry complete the space.

Both bedrooms feature custom built-in wardrobes with integrated drawers, shelving, and hanging space, maximizing both style and storage. Even the entryway is equipped with sleek built-in closets, offering convenient organization the moment you walk in.

Relax or entertain on your east-facing patio



with BBQ gas hookup, or head to the common rooftop patio and soak in stunning views of downtown Calgary.

Extras include in-suite laundry, rough-in for A/C, upgraded window coverings, and a prime location just steps from transit, restaurants, shops, and top schools.

Whether you're a first-time buyer, downsizer, or investor, this low-maintenance, well-appointed condo offers unbeatable value in one of Calgary's most sought-after inner-city communities.

Built in 2017

**Essential Information**

MLS® #	A2217388
Price	\$324,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	663
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	203, 108 13 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Z1

**Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Elevator
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas, Electric
Cooling	None
# of Stories	6

### Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	12
Zoning	C-COR1

### Listing Details

Listing Office	2% Realty
----------------	-----------

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.