

780-380-6207  
meghan@meghanrobinson.net

508, 108 13 Avenue NE  
Calgary, Alberta

MLS # A2229541



\$338,000

|           |   |        |                  |
|-----------|---|--------|------------------|
| Division: | Crescent Heights  |        |                  |
| Type:     | Residential/High Rise (5+ stories)  |        |                  |
| Style:    | Apartment-Single Level Unit   |        |                  |
| Size:     | 631 sq.ft.  | Age:   | 2017 (8 yrs old) |
| Beds:     | 2   | Baths: | 2                |
| Garage:   | Garage Door Opener, Garage Faces Side, Owned, Parkade, Stall, Titled, Under |        |                  |
| Lot Size: | -   |        |                  |
| Lot Feat: | -   |        |                  |

|             |   |            |                |
|-------------|---|------------|----------------|
| Heating:    | In Floor, Electric, Natural Gas   | Water:     | -              |
| Floors:     | Laminate, Tile  | Sewer:     | -              |
| Roof:       | -   | Condo Fee: | \$ 463         |
| Basement:   | -   | LLD:       | -              |
| Exterior:   | Composite Siding, Concrete, Metal Siding  | Zoning:    | C-COR1 f3.0h23 |
| Foundation: | -   | Utilities: | -              |
| Features:   | Bookcases, Built-in Features, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |            |                |
| Inclusions: | N/A   |            |                |

Modern inner-city 2-Bedroom Condo in Crescent Heights! This beautiful 2-bedroom 2-full bath unit offers an open-concept layout with a sleek kitchen featuring quartz counters, stainless steel appliances, a large island, custom soft-close cabinetry, in-floor heating, and built-in A/C. Enjoy the west-facing patio with a view of the Rockies and Downtown Calgary, or enjoy the communal BBQ on the rooftop patio. The spacious primary bedroom includes a custom-built walk-in closet and an ensuite, while the second bedroom is perfect for guests or a home office. Additional features include: in-suite laundry, heated underground parking, and solid concrete construction for superior soundproofing. Located on Centre Street, just steps from downtown with the convenience of transit, parks, restaurants, and shops within walking distance. Perfect for first-time buyers, investors, or anyone seeking a low-maintenance, lock-and-leave lifestyle. Don't miss this unbeatable value in one of Calgary's most sought-after communities!