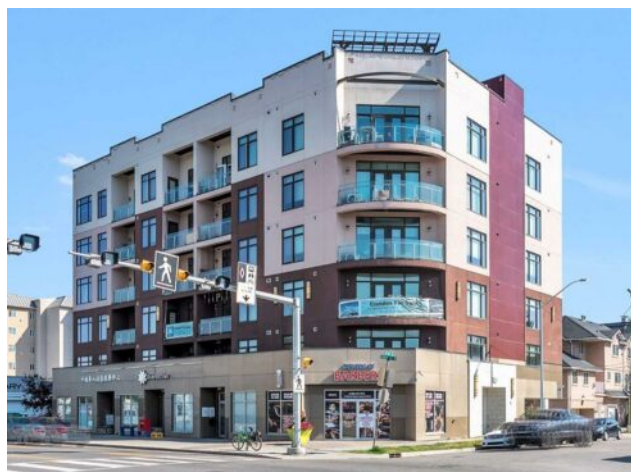


203, 108 13 Avenue NE
Calgary, Alberta

MLS # A2226032



\$308,888

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Electric, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	C-COR1 f3.0h23
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: Bed Frome

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.