203, 108 13 Avenue NE
Calgary, Alberta

MLS # A2247558
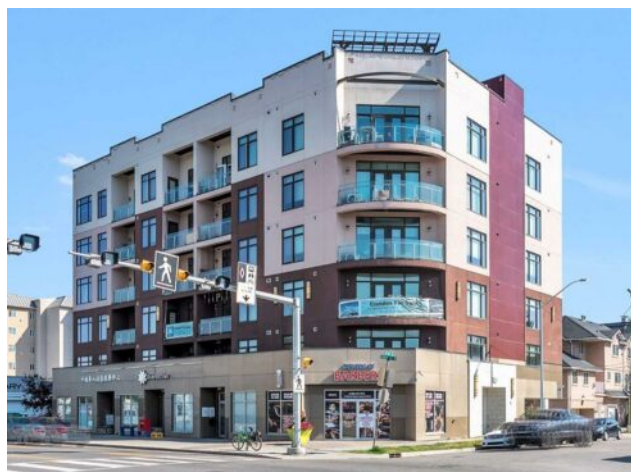
$299,888

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:	Parkade, 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:	na

Live stress-free with one of the LOWEST condo fees for a 2-bedroom in the area! Experience modern urban living in this beautifully upgraded 2-bedroom, 1-bath condo in the heart of Crescent Heights, right along Centre Street. Nestled in a solid concrete-built low-rise with superior soundproofing and lasting quality, this home also comes with a titled, secure surface parking stall. Inside, you’ll find in-floor heating, 9-foot ceilings, and premium finishes throughout—laminate wood and tile flooring, quartz countertops, and a stylish tiled backsplash. The chef-inspired kitchen features a large quartz island, soft-close bi-fold upper cabinets, a pull-out spice rack, and a corner lazy Susan, all paired with stainless steel appliances and modern cabinetry. Both bedrooms are fitted with custom built-in wardrobes with drawers, shelving, and hanging space. The entryway is equally functional with sleek built-in closets for easy organization. Enjoy your east-facing patio with BBQ gas hookup, or head up to the common rooftop patio to take in downtown Calgary’s skyline. Additional perks include in-suite laundry, A/C rough-in, upgraded window coverings, and a location just steps to transit, dining, shopping, and top schools. Perfect for first-time buyers, downsizers, or investors, this low-maintenance, well-appointed home delivers unbeatable value in one of Calgary’s most sought-after inner-city communities.