

**308, 108 13 Avenue NE
Calgary, Alberta**

MLS # A2249129



\$329,900

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	638 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Electric, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 441
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	C-COR1 f3.0h23
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Wall mounted TV's x2

Welcome to Unit 308, an inviting and stylish 2-bedroom, 2-bathroom condo perfectly situated in Crescent Heights. This bright, open-concept home blends modern design with everyday functionality, featuring expansive windows that fill the space with natural light, sleek LVP flooring, and a fresh, neutral palette. The contemporary kitchen is equipped with stainless steel appliances, quartz countertops, and sleek, flat-panel cabinetry with generous storage—ideal for cooking, entertaining, or enjoying a quiet meal at home. The spacious living and dining area opens to a private balcony, perfect for morning coffee or evening relaxation. The primary suite includes a large closet and a stylish 4-piece ensuite, while the second bedroom is well-sized with its own adjacent full bath—offering ideal separation for guests, roommates, or a home office. Additional highlights include in-suite laundry, secure parking, and a stunning rooftop terrace to enjoy the beautiful panoramic downtown and mountain views. Located in a boutique building just steps from cafés, restaurants, shops, river pathways, and city transit, this home delivers the ultimate urban lifestyle—whether you’re a first-time buyer, downsizer, or investor.