

# \$274,999 - 203, 108 13 Avenue Ne, Calgary

MLS® #A2247558

**\$274,999**

2 Bedroom, 1.00 Bathroom, 663 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

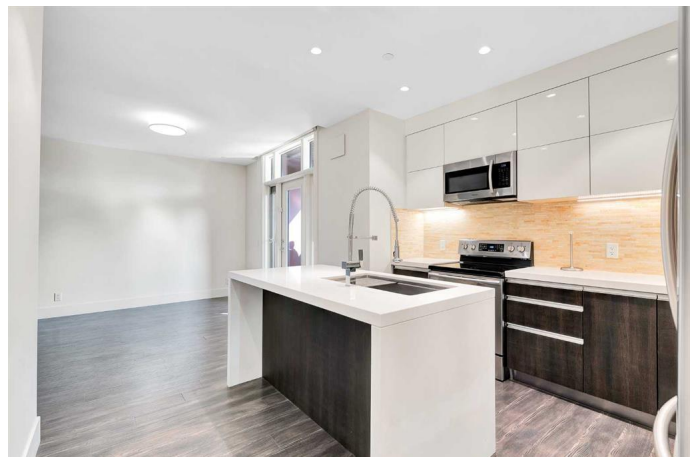
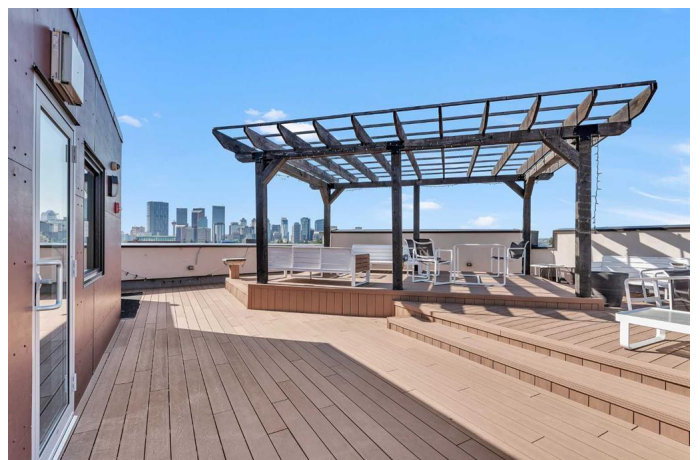
Live stress-free with one of the **LOWEST** condo fees for a 2-bedroom in the area!

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, youâ€™ll find in-floor heating, 9-foot ceilings, and premium finishes throughoutâ€”laminated 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 Calgaryâ€™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.

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247558          |
| Price          | \$274,999         |
| 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), Roof Deck, Visitor Parking |
| Parking Spaces | 1                                       |
| Parking        | Parkade, Stall, Titled                  |

**Interior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Elevator, High Ceilings, Kitchen Island, No Smoking Home   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, |

|              |                                                      |
|--------------|------------------------------------------------------|
|              | Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | In Floor, Electric, Natural Gas                      |
| Cooling      | None                                                 |
| # of Stories | 6                                                    |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 71                |
| Zoning         | C-COR1 f3.0h23    |

### Listing Details

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

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