

# \$338,000 - 508, 108 13 Avenue Ne, Calgary

MLS® #A2229541

**\$338,000**

2 Bedroom, 2.00 Bathroom, 631 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

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!

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2229541  |
| Price      | \$338,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 631               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 508, 108 13 Avenue Ne |
| Subdivision | Crescent Heights      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 7Z1               |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Park, Parking, Playground, Roof Deck, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                         |
| Parking        | Garage Door Opener, Garage Faces Side, Owned, Parkade, Stall, Titled, Underground                                         |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings                                                                      |
| Heating           | In Floor, Electric, Natural Gas                                                                                                                           |
| Cooling           | None                                                                                                                                                      |
| # of Stories      | 6                                                                                                                                                         |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Built-in Barbecue, Private Yard |
| Construction      | Composite Siding, Concrete, Metal Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 11              |

Zoning

C-COR1 f3.0h23

Listing Details

Listing Office

Grand Realty

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