



**GRASSROOTS**  
REALTY GROUP

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508, 108 13 Avenue NE  
Calgary, Alberta

MLS # A2229541



**\$338,000**

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	631 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Garage Faces Side, Owned, Parkade, Stall, Titled, Unc		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Electric, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

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!