



GRASSROOTS
REALTY GROUP

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306, 108 13 Avenue NE
Calgary, Alberta

MLS # A2204181



\$408,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Experience the perfect blend of style, serenity, and city living in this exceptional 2-bedroom, 2-bathroom condo nestled in the heart of highly sought-after Crescent Heights. This thoughtfully designed home features soaring 10-foot ceilings, in-floor heating, and a quiet, east-facing patio with a gas line for your BBQ—ideal for peaceful mornings or evening entertaining. Step inside to discover a bright, open-concept layout enhanced by tile and luxury vinyl plank flooring, and a chef-inspired kitchen complete with quartz waterfall countertops, a sleek tiled backsplash, and stainless steel appliances. The spacious primary suite offers a walk-in closet and a spa-like 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or extra storage. Set in a quiet, well-constructed concrete building, this home ensures maximum sound insulation for added peace of mind. Enjoy low condo fees that include heat and water, secured titled covered parking, ample visitor parking, and access to a rooftop patio boasting panoramic downtown skyline views. This eco-conscious building also features a solar panel field to help reduce energy costs—smart, sustainable living at its best. Located just minutes to downtown Calgary, SAIT, and the University of Calgary, with easy access to public transit, restaurants, shopping, parks, and top-rated schools, this is the ideal home for first-time buyers, young professionals, or savvy investors. Don't miss your chance to own in one of Calgary's most vibrant and desirable inner-city communities—book your private showing today!