

\$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

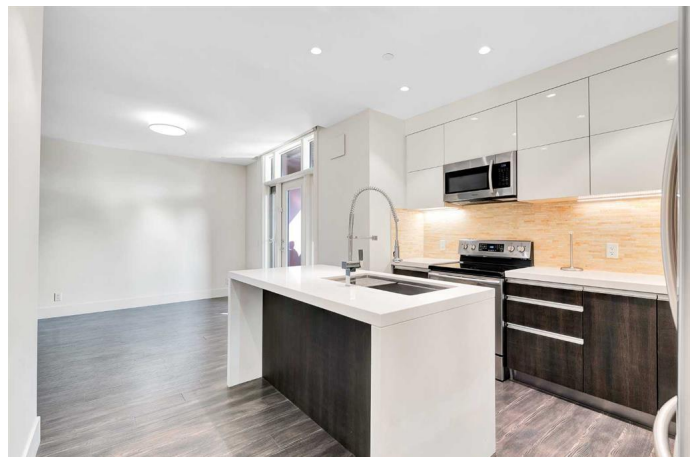
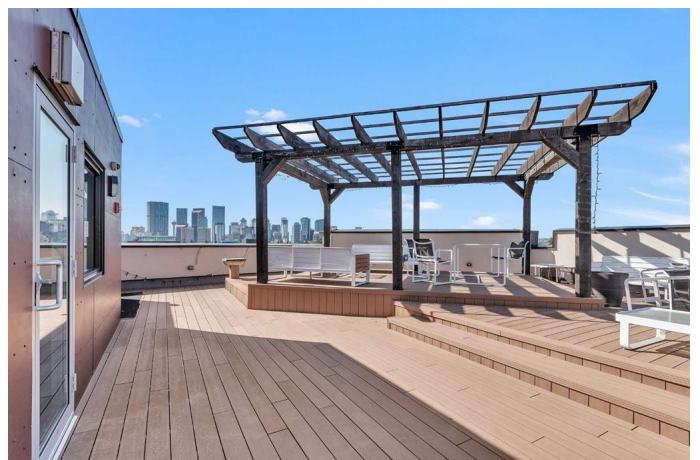
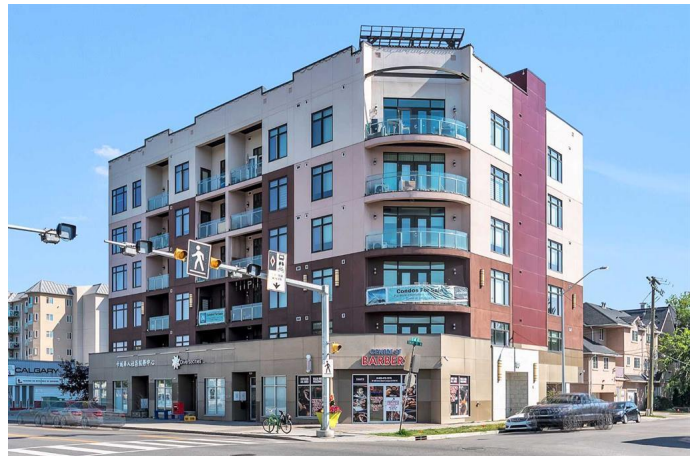
Live stress-free with one of the **LOWEST** condo fees for a 2-bedroom in the area!

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€™™ laminate 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	72
Zoning	C-COR1 f3.0h23

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.