

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

MLS® #A2229541

**\$338,000**

2 Bedroom, 2.00 Bathroom, 631 sqft

Residential on 0.00 Acres

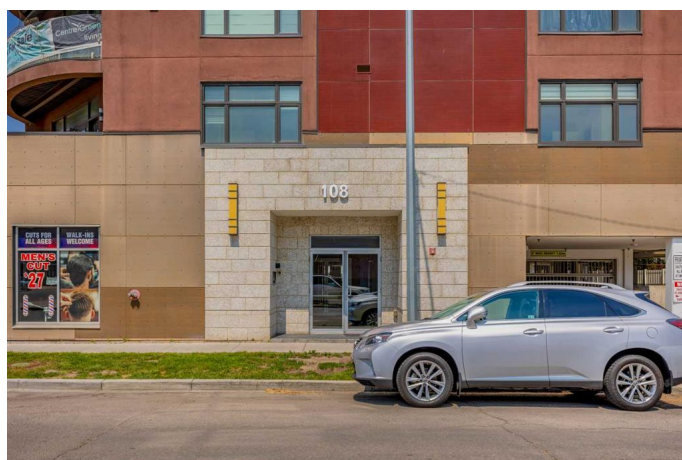
Crescent Heights, Calgary, Alberta

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, Secured Parking, Visitor Parking, Roof Deck, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Stall, Titled, Garage Door Opener, Garage Faces Side, Owned, Underground

### Interior

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

### Exterior

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

### Additional Information

Date Listed	June 10th, 2025
Days on Market	91

ZoningC-COR1 f3.0h23

Listing Details

Listing OfficeGrand Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.