

308, 108 13 Avenue NE
Calgary, Alberta

MLS # A2249129



\$329,900

Heating: In Floor, Electric, Natural Gas

Floors: Laminate, Tile

Roof: -

Basement: -

Exterior: Composite Siding, Concrete, Metal Siding

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Open Floorplan

Inclusions: Wall mounted TV's x2

Division: Crescent Heights

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 638 sq.ft. **Age:** 2017 (8 yrs old)

Beds: 2 **Baths:** 2

Garage: Parkade, Stall, Titled

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 441

LLD: -

Zoning: C-COR1 f3.0h23

Utilities: -

Welcome to Unit 308, an inviting and stylish 2-bedroom, 2-bathroom condo perfectly situated in Crescent Heights. This bright, open-concept home blends modern design with everyday functionality, featuring expansive windows that fill the space with natural light, sleek LVP flooring, and a fresh, neutral palette. The contemporary kitchen is equipped with stainless steel appliances, quartz countertops, and sleek, flat-panel cabinetry with generous storage—ideal for cooking, entertaining, or enjoying a quiet meal at home. The spacious living and dining area opens to a private balcony, perfect for morning coffee or evening relaxation. The primary suite includes a large closet and a stylish 4-piece ensuite, while the second bedroom is well-sized with its own adjacent full bath—offering ideal separation for guests, roommates, or a home office. Additional highlights include in-suite laundry, secure parking, and a stunning rooftop terrace to enjoy the beautiful panoramic downtown and mountain views. Located in a boutique building just steps from cafés, restaurants, shops, river pathways, and city transit, this home delivers the ultimate urban lifestyle—whether you’re a first-time buyer, downsizer, or investor.