



# 108 13 Avenue Calgary Alberta

\$349,900

Live stress free with one of the LOWEST CONDO FEES for a 2 Bedroom condo in the area! Experience modern urban living in this contemporary 2-bedroom, 1-bathroom, with 1 titled & secure surface parking stall, located in the prime Crescent Heights area on Centre Street. Set in a unique low-rise building constructed with concrete and modern techniques, this unit offers enhanced durability and soundproofing. Enjoy the warmth of in-floor heating throughout. Situated on the second floor, the condo features a spacious east-facing patio with a BBQ gas outlet, ideal for summer gatherings. Inside, you'll find 9 ft. ceilings, upgraded laminated wood and tile flooring, stylish tiled backsplash, and quartz countertops throughout. The kitchen is a culinary dream with a large quartz center island, ample modern cabinetry, and stainless steel appliances. Both bedrooms are enhanced with built-in closet/cabinetry for optimal organization. The building also boasts a common rooftop patio offering stunning views of the downtown Calgary skyline, perfect for entertaining. Additional amenities include upgraded window coverings, an in-suite washer and dryer, and a rough-in for an air conditioner. Conveniently located close to public transportation, diverse restaurants, shopping centers, and top-rated schools, this condo merges convenience with luxurious living. With low condo fees, it represents an excellent choice for those seeking a stylish, low-maintenance lifestyle in a desirable neighborhood. (id:6769)

Living room 9.33 Ft x 9.08 Ft  
 Kitchen 10.67 Ft x 8.50 Ft  
 Bedroom 10.08 Ft x 7.92 Ft  
 Bedroom 8.17 Ft x 7.83 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft  
 Laundry room 3.08 Ft x 3.08 Ft  
 Other 11.58 Ft x 5.08 Ft

Listing Presented By:



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2% Realty

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See

Mirror

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