



108 13 Avenue Calgary Alberta

\$308,888

Live stress-free with one of the LOWEST condo fees for a 2-bedroom in the area! Welcome to modern urban living in this beautifully upgraded 2-bedroom, 1-bathroom condo located in the heart of Crescent Heights along Centre Street. This thoughtfully designed unit comes with a titled, secure surface parking stall and is nestled in a solid concrete-built, low-rise building--offering superior soundproofing and long-lasting quality. Step inside and feel the comfort of in-floor heating paired with 9-foot ceilings, and enjoy premium finishes throughout, including laminate wood and tile flooring, quartz countertops, and a stylish tiled backsplash. The kitchen is a standout--perfect for any home chef--with a large quartz island, soft-close bi-fold upper cabinets, a pull-out spice rack, and a clever corner lazy Susan for maximum storage. Stainless steel appliances and ample modern cabinetry complete the space. Both bedrooms feature custom built-in wardrobes with integrated drawers, shelving, and hanging space, maximizing both style and storage. Even the entryway is equipped with sleek built-in closets, offering convenient organization the moment you walk in. Relax or entertain on your east-facing patio with BBQ gas hookup, or head to the common rooftop patio and soak in stunning views of downtown Calgary. Extras include in-suite laundry, rough-in for A/C, upgraded window coverings, and a prime location just steps from transit, restaurants, shops, and top schools. Whether you're a first-time buyer, downsizer, or investor, this low-maintenance, well-appointed condo offers unbeatable value in one of Calgary's most sought-after inner-city communities. (id:6769)

Living room 2.84 M x 2.77 M

Kitchen 3.25 M x 2.59 M

Bedroom 3.07 M x 2.41 M

Bedroom 2.49 M x 2.39 M

4pc Bathroom 2.46 M x 1.50 M

Laundry room .94 M x .94 M

Other 3.53 M x 1.55 M

Listing Presented By:



Originally Listed by:
2% Realty

<http://www.donwong.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net