



108 13 Avenue Calgary Alberta

\$338,000

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! (id:6769)

3pc Bathroom 6.92 Ft x 7.58 Ft

4pc Bathroom 4.83 Ft x 8.25 Ft

Other 11.33 Ft x 4.75 Ft

Bedroom 9.33 Ft x 9.58 Ft

Bedroom 8.08 Ft x 8.83 Ft

Foyer 6.08 Ft x 9.33 Ft

Kitchen 12.08 Ft x 11.33 Ft

Living room 12.08 Ft x 11.08 Ft

Listing Presented By:



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