



## 108 13 Avenue Calgary Alberta

\$299,888

Live stress-free with one of the LOWEST condo fees for a 2-bedroom in the area! Experience modern urban living in this beautifully upgraded 2-bedroom, 1-bath condo in the heart of Crescent Heights, right along Centre Street. Nestled in a solid concrete-built low-rise with superior soundproofing and lasting quality, this home also comes with a titled, secure surface parking stall. Inside, you'll find in-floor heating, 9-foot ceilings, and premium finishes throughout—laminated wood and tile flooring, quartz countertops, and a stylish tiled backsplash. The chef-inspired kitchen features a large quartz island, soft-close bi-fold upper cabinets, a pull-out spice rack, and a corner lazy Susan, all paired with stainless steel appliances and modern cabinetry. Both bedrooms are fitted with custom built-in wardrobes with drawers, shelving, and hanging space. The entryway is equally functional with sleek built-in closets for easy organization. Enjoy your east-facing patio with BBQ gas hookup, or head up to the common rooftop patio to take in downtown Calgary's skyline. Additional perks include in-suite laundry, A/C rough-in, upgraded window coverings, and a location just steps to transit, dining, shopping, and top schools. Perfect for first-time buyers, downsizers, or investors, this low-maintenance, well-appointed home delivers 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:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)