



## 108 13 Avenue Calgary Alberta

\$329,900

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 cafes, restaurants, shops, river pathways, and city transit, this home delivers the ultimate urban lifestyle—whether you're a first-time buyer, downsizer, or investor. (id:6769)

3pc Bathroom 7.00 Ft x 7.58 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Bedroom 8.17 Ft x 8.92 Ft

Kitchen 12.25 Ft x 11.33 Ft

Living room 12.25 Ft x 11.17 Ft

Primary Bedroom 9.42 Ft x 9.58 Ft

Listing Presented By:



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