

# \$329,900 - 308, 108 13 Avenue Ne, Calgary

MLS® #A2249129

**\$329,900**

2 Bedroom, 2.00 Bathroom, 638 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

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.

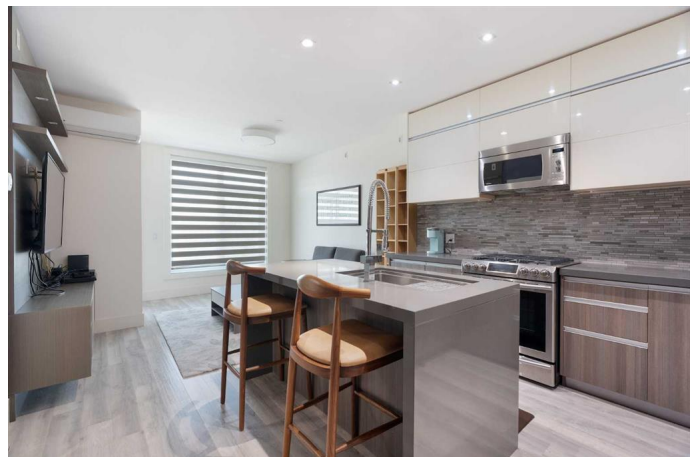
The contemporary kitchen is equipped with stainless steel appliances, quartz countertops, and sleek, flat-panel cabinetry with generous storage—ideal for cooking, entertaining, or enjoying a quiet meal at home. The spacious living and dining area opens to a private balcony, perfect for morning coffee 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 caf  s, restaurants, shops, river pathways, and city transit, this home delivers the ultimate urban lifestyle—whether you  re a first-time buyer, downsizer, or investor.

Built in 2017

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2249129          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 638               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 308, 108 13 Avenue Ne |
| Subdivision | Crescent Heights      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 7Z1               |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Roof Deck, Visitor Parking |
| Parking Spaces | 1                                                        |
| Parking        | Parkade, Stall, Titled                                   |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan                                                |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Electric, Natural Gas                                                              |
| Cooling           | None                                                                                         |
| # of Stories      | 6                                                                                            |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony                                  |
| Construction      | Composite Siding, Concrete, Metal Siding |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 25                |
| Zoning         | C-COR1 f3.0h23    |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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