

# \$319,900 - 308, 108 13 Avenue Ne, Calgary

MLS® #A2249129

**\$319,900**

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	\$319,900
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	Elevator(s), Visitor Parking, Bicycle Storage, Roof Deck
Parking Spaces	1
Parking	Parkade, Stall, Titled

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	In Floor, Natural Gas, Electric
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	68
Zoning	C-COR1 f3.0h23

### **Listing Details**

Listing Office	Real Broker
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