

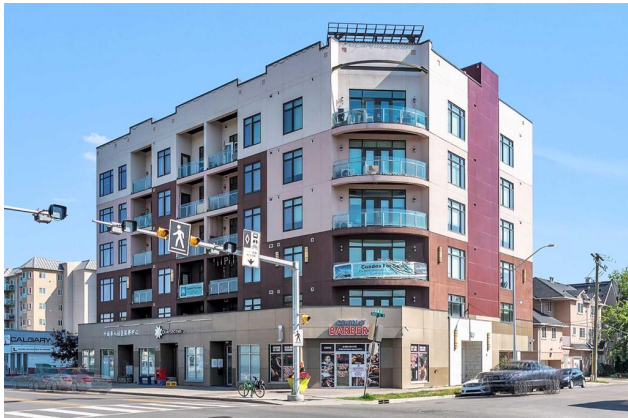


THE
A-TEAM

**RE/MAX
FIRST**

108 13 Avenue #203, Calgary T2E 7Z1

MLS® #: **A2177936** Area: **Crescent Heights** Listing Date: **11/07/24** List Price: **\$324,900**
 Status: **Active** County: **Calgary** Change: **-\$4k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall, Titled**

Finished Floor Area

Abv Sqft: **663**
 Low Sqft:
 Ttl Sqft: **663**

DOM

44
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor, Electric, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Composite Siding, Concrete, Metal Siding**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Elevator, High Ceilings, Kitchen Island, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`4" x 9`1"	Kitchen	Main	10`8" x 8`6"
Bedroom	Main	10`1" x 7`11"	Bedroom	Main	8`2" x 7`10"
4pc Bathroom	Main	8`1" x 4`11"	Laundry	Main	3`1" x 3`1"
Balcony	Main	11`7" x 5`1"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$422

Fee Simple

C-COR1

Fee Freq:

Monthly

Legal Desc: 1610241

Remarks

Pub Rmks: **Live stress free with one of the LOWEST CONDO FEES for a 2 Bedroom condo in the area! Experience modern urban living in this contemporary 2-bedroom, 1-bathroom, with 1 titled & secure surface parking stall, located in the prime Crescent Heights area on Centre Street. Set in a unique low-rise building constructed with concrete and modern techniques, this unit offers enhanced durability and soundproofing. Enjoy the warmth of in-floor heating throughout. Situated on the second floor, the condo features a spacious east-facing patio with a BBQ gas outlet, ideal for summer gatherings. Inside, you'll find 9 ft. ceilings, upgraded laminated wood and tile flooring, stylish tiled backsplash, and quartz countertops throughout. The kitchen is a culinary dream with a large quartz center island, ample modern cabinetry, and stainless steel appliances. Both bedrooms are enhanced with built-in closet/cabinetry for optimal organization. The building also boasts a common rooftop patio offering stunning views of the downtown Calgary skyline, perfect for entertaining. Additional amenities include upgraded window coverings, an in-suite washer and dryer, and a rough-in for an air conditioner. Conveniently located close to public transportation, diverse restaurants, shopping centers, and top-rated schools, this condo merges convenience with luxurious living. With low condo fees, it represents an excellent choice for those seeking a stylish, low-maintenance lifestyle in a desirable neighborhood.**

Inclusions: N/A
Property Listed By: 2% Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





