



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 13 Avenue #306, Calgary T2E 7Z1**

MLS®#: **A2189316**      Area: **Crescent Heights**      Listing Date: **01/31/25**      List Price: **\$452,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2016**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Covered,Parkade,Secured**

Finished Floor Area

Abv Sqft: **824**  
 Low Sqft:  
 Ttl Sqft: **824**

DOM

**1**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Washer,Window Coverings**  
 Int Feat: **Elevator,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 7`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`10" x 6`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`9" x 10`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 14`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 15`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`3" x 9`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 9`3"</b>

Legal/Tax/Financial

Condo Fee: **\$575**      Title: **Fee Simple**      Zoning: **C-COR1**

Fee Freq:  
**Monthly**

Legal Desc: **1610241**

Remarks

Pub Rmks: **Crescent Heights community! This stunning 2-bedroom, 2-bathroom suite offers soaring 10-ft ceilings, in-floor heating, and a peaceful, ultra-quiet east-facing patio with a BBQ gas outlet—perfect for summer enjoyment. Designed for both style and tranquility, the bright and exceptionally quiet open-concept layout features upgraded laminate and tile flooring, a gorgeous chef's kitchen with quartz waterfall countertops, a tiled backsplash, and stainless steel appliances. The spacious primary suite boasts a walk-in closet, a luxurious 4-piece ensuite, and an in-suite laundry room (washer & dryer included). The second bedroom also features a large closet—ideal for extra storage or a home office, all within a concrete building designed for maximum noise reduction. This concrete building ensures a quiet and secure living environment while also featuring low condo fees that include heat and water. Enjoy the secured titled covered parking stall, safe visitor parking, and access to the expansive rooftop patio with breathtaking city views. Plus, the building is eco-friendly, equipped with a solar panel field to help reduce energy costs. Located just minutes from downtown, SAIT, and the University of Calgary, this unit is surrounded by top-rated schools, parks, restaurants, shopping, and public transit. This is a must-see for first-time buyers, young professionals, and investors alike! Call your realtor today to book a private showing!**

Inclusions: n/a  
Property Listed By: **RE/MAX First**

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









