



THE
A-TEAM

**RE/MAX
FIRST**

108 13 Avenue #306, Calgary T2E 7Z1

MLS® #: **A2204181**

Area: **Crescent Heights**

Listing Date: **03/20/25**

List Price: **\$408,000**

Status: **Active**

County: **Calgary**

Change: **-\$17k, 15-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

DOM

33

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Covered,Parkade,Secured

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>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$575		Title: Fee Simple Fee Freq: Monthly		Zoning: C-COR1	
Legal Desc:	1610241				

Remarks

Pub Rmks:	Discover the perfect blend of style, tranquility, and convenience in this stunning 2 bedroom, 2 bathroom suite in the sought after Crescent Heights community! Boasting soaring 10-ft ceilings, in-floor heating, and an ultra-quiet east-facing patio with a BBQ gas outlet, this home is designed for ultimate comfort. The bright, open-concept layout features upgraded laminate and tile flooring, a chef's kitchen with quartz waterfall countertops, tiled backsplash, and stainless steel appliances, plus a spacious primary suite with a walk-in closet and luxurious 4-piece ensuite. A second bedroom with a large closet offers flexibility for extra storage or a home office. Set in a quiet concrete building for maximum noise reduction, this unit also includes low condo fees covering heat and water, secured titled covered parking, visitor parking, and access to a rooftop patio with breathtaking city views. The eco-friendly building features a solar panel field for reduced energy costs. Enjoy the unbeatable central location, just minutes from downtown Calgary, SAIT, and the University of Calgary, with easy access to public transit, shopping, top-rated restaurants, parks, and schools. Whether you're a first-time buyer, young professional, or investor, this is an incredible opportunity to own in one of Calgary's most desirable communities. 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







