



**203, 108 13 Avenue NE, Calgary, Alberta - \$284,999**



Main Photo

## Property Description

Live stress-free with one of the LOWEST condo fees for a 2-bedroom in the area!

Experience modern urban living in this beautifully upgraded 2-bedroom, 1-bath condo in the heart of Crescent Heights, right along Centre Street. Nestled in a solid concrete-built low-rise with superior soundproofing and lasting quality, this home also comes with a titled, secure surface parking stall.

Inside, you'll find in-floor heating, 9-foot ceilings, and premium finishes throughout—laminated wood and tile flooring, quartz countertops, and a stylish tiled backsplash. The chef-inspired kitchen features a large quartz island, soft-close bi-fold upper cabinets, a pull-out spice rack, and a corner lazy Susan, all paired with stainless steel appliances and modern cabinetry.



Both bedrooms are fitted with custom built-in wardrobes with drawers, shelving, and hanging space. The entryway is equally functional with sleek built-in closets for easy organization.

Enjoy your east-facing patio with BBQ gas hookup, or head up to the common rooftop patio to take in downtown Calgary's skyline. Additional perks include in-suite laundry, A/C rough-in, upgraded window coverings, and a location just steps to transit, dining, shopping, and top schools.

Perfect for first-time buyers, downsizers, or investors, this low-maintenance, well-appointed home delivers unbeatable value in one of Calgary's most sought-after inner-city communities.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

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*Courtesy Of: 2% Realty*

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