

\$329,900 - 308, 108 13 Avenue Ne, Calgary

MLS® #A2249129

\$329,900

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.

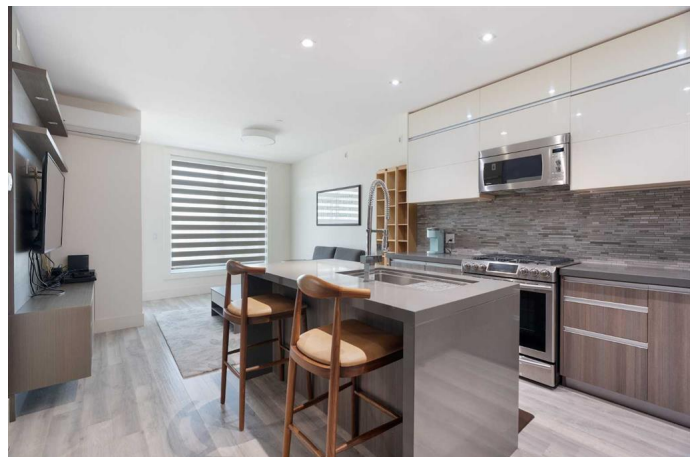
The contemporary kitchen is equipped with stainless steel appliances, quartz countertops, and sleek, flat-panel cabinetry with generous storage—ideal for cooking, entertaining, or enjoying a quiet meal at home. The spacious living and dining area opens to a private balcony, perfect for morning coffee 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	\$329,900
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	Bicycle Storage, Elevator(s), Roof Deck, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Electric, Natural Gas
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	48
Zoning	C-COR1 f3.0h23

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.