



GRASSROOTS
REALTY GROUP

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409, 108 13 Avenue NE
Calgary, Alberta

MLS # A2333147



\$270,000

Division:	Crescent Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Experience vibrant inner-city living in this well-appointed two-bedroom home in the highly sought-after community of Crescent Heights. The second bedroom offers the perfect space for a home office or guest area, adding valuable flexibility to the layout. Thoughtfully designed, the unit includes one full four-piece bathroom and a convenient three-piece bathroom, along with in-suite laundry and a titled underground parking stall for everyday ease. Enjoy an elevated lifestyle with access to a shared rooftop patio (complete with BBQ) showcasing stunning downtown skyline and mountain views—an ideal setting to relax or entertain. Just minutes from downtown Calgary, you’re perfectly positioned to enjoy top restaurants, cafés, boutique shopping, and endless urban amenities right at your doorstep. A fantastic opportunity to own in one of Calgary’s most desirable inner-city neighbourhoods.