

# \$266,000 - 1010, 1319 14 Avenue Sw, Calgary

MLS® #A2188162

**\$266,000**

0 Bedroom, 1.00 Bathroom, 355 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to NUDE by Battistella in the heart of Calgary's vibrant Beltline neighbourhood. Step into this chic studio condo boasting polished concrete floors and soaring 9'6" exposed concrete ceilings, exuding an industrial vibe that's both contemporary and cool. This unit offers a cozy yet functional layout, 4pc bathroom and in-suite laundry. The modern kitchen is equipped with stainless steel appliances, quartz counters and custom cabinets. From the floor-to-ceiling windows, take in breathtaking views of the downtown skyline, including the iconic Calgary Tower. Fitted with a BBQ gas line, the spacious balcony is perfect for unwinding after a long day. Head up to the rooftop terrace and enjoy panoramic views while lounging in the sun or hosting friends. Indulge in friendly competition in the games room, complete with a pool table and a convenient kitchen and bathroom. Located on the west side of the Beltline, you're close to so many amenities - restaurants and cafes are just steps away. Plus, with convenient access to the Sunalta C-train, commuting around the city is a breeze. Currently tenanted, this condo presents an excellent investment opportunity. NUDE offers the perfect blend of modern living and urban convenience.

Built in 2024

## Essential Information



MLS® #	A2188162
Price	\$266,000
Bathrooms	1.00
Full Baths	1
Square Footage	355
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### Community Information

Address	1010, 1319 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Visitor Parking, Roof Deck, Recreation Room
Parking	Off Street, None, On Street

### Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Fan Coil, Forced Air
Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Concrete, Metal Siding

### Additional Information

Date Listed	January 16th, 2025
Days on Market	109
Zoning	DC

## **Listing Details**

Listing Office	eXp Realty
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