

# \$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 124

Zoning DC

### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.