



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1319 14 Avenue #810, Calgary T3C 0W3**

MLS® #: **A2110352**

Area: **Beltline**

Listing Date: **02/29/24**

List Price: **\$285,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **344**  
Low Sqft:  
Ttl Sqft: **344**

DOM

**80**

Layout

Beds: **0**  
Baths: **1.0 (1 0)**  
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof: **Membrane**  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Metal Siding**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Elevator,Recreation Facilities**  
Utilities:

Room Information

Room  
**Living Room**  
**4pc Bathroom**

Level  
**Main**  
**Main**

Dimensions  
**13`1" x 15`9"**

Room  
**Kitchen**

Level  
**Main**

Dimensions  
**4`1" x 11`4"**

Legal/Tax/Financial

Condo Fee:  
**\$216**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

2312166

Remarks

Pub Rmks:

**Step into the realm of affordable investment with Unit #810 at NUDE on 14th Ave, a gem awaiting discovery in the heart of the Beltline. Crafted with the discerning investor in mind, this pristine, never-before-occupied studio embodies the essence of urban living at its finest. Situated amidst the vibrant pulse of downtown Calgary, NUDE offers an exclusive opportunity to capitalize on the convergence of lifestyle and real estate. Boasting unparalleled downtown vistas, this industrial-style unit is strategically positioned just steps away from public transit arteries, supermarkets, and the dynamic tapestry of entertainment options lining 17th Ave and 14th St. NUDE isn't just a residence; it's a meticulously curated community designed to elevate your tenants experience. A dedicated community coordinator orchestrates a calendar of events tailored to foster camaraderie and enhance value. From rooftop soirées overlooking the cityscape to penthouse pool tournaments and communal BBQs, every moment is an opportunity for connection and enrichment. But it's not just about the experiences; it's about the infrastructure that supports them. NUDE offers investors access to a suite of amenities designed to attract and retain tenants, including a sprawling main floor bike parking garage, bike maintenance facilities, a pet grooming station, and a parcel room. Inside Unit #810, the investment potential continues to shine. Revel in the modernity of Quartz countertops, exposed concrete ceilings, and top-of-the-line Whirlpool and Frigidaire kitchen appliances. Samsung washer & dryer, central AC, and fan coil heating ensure tenant satisfaction year-round. Step onto the expansive balcony, complete with a gas hook-up, and envision the evenings spent hosting BBQs against the backdrop of Calgary's twinkling skyline. With remarkably low monthly condo fees of just \$226, NUDE presents a compelling investment opportunity in a location primed for growth. Embrace the urban lifestyle to its fullest and seize the opportunity to invest in Unit #810 at NUDE on 14th Ave. This is more than just real estate; it's an investment in the future of Calgary's bustling downtown core**

Inclusions:

N/A

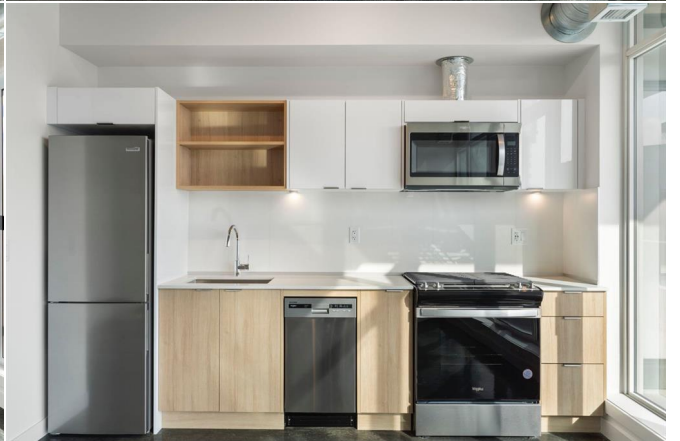
Property Listed By:

Royal LePage Benchmark

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

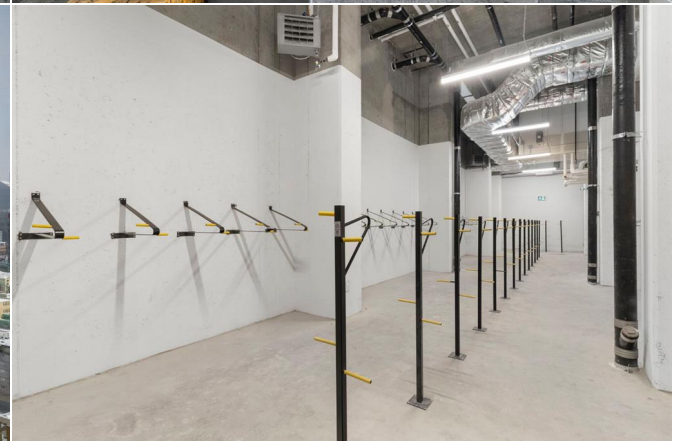
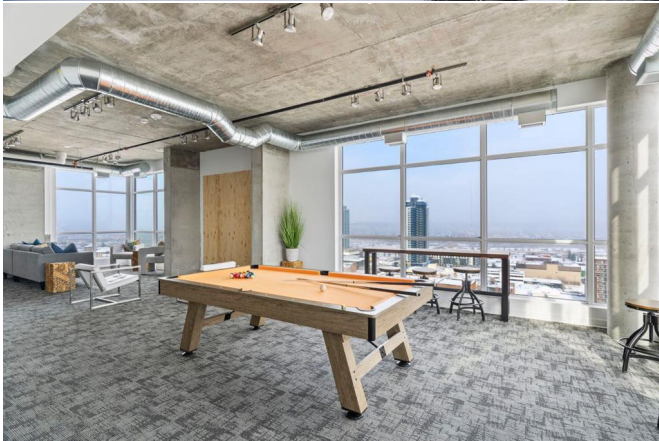
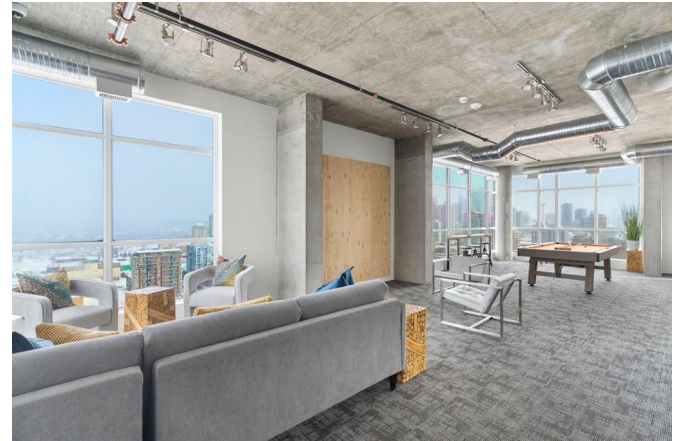




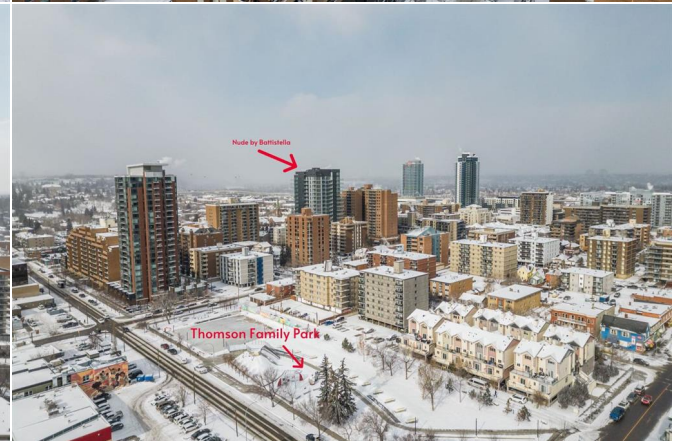
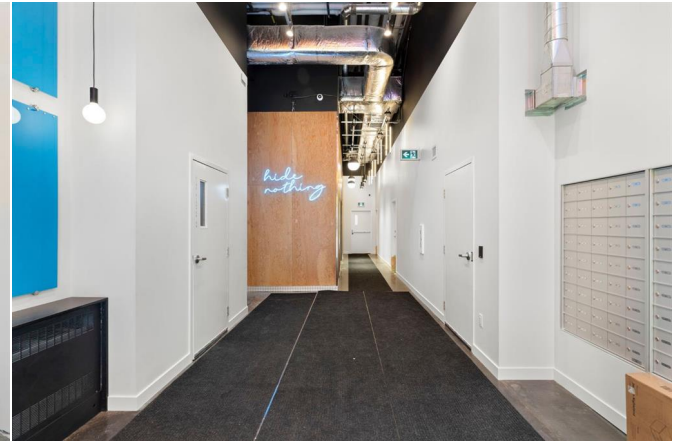
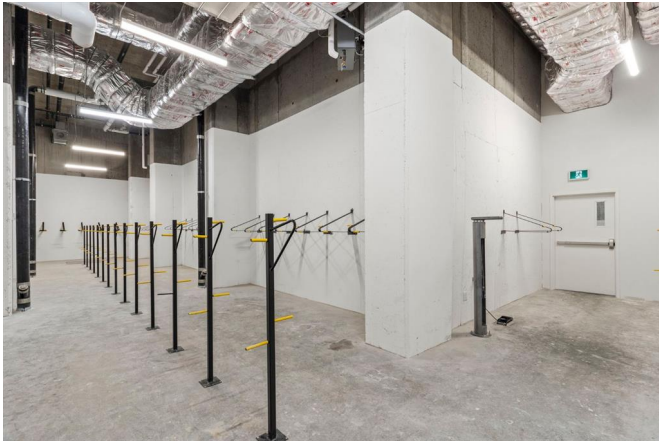




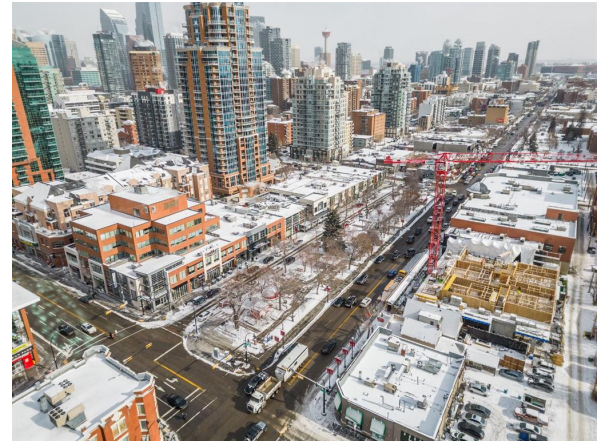












810-1319 14 Ave SW, Calgary, AB

Main Floor - Interior Area 343.79 sq ft



0 3 6 ft

PREPARED 20/04/2019

White regions are excluded from total floor area in CLUCS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

