



THE
A-TEAM

**RE/MAX
FIRST**

1319 14 Avenue #601, Calgary T3C 0W3

MLS® #: **A2112761**

Area: **Beltline**

Listing Date: **03/07/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 03-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: **353**
Low Sqft:
Ttl Sqft: **353**

DOM

64

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`1" x 8`0"	Living Room	Main	8`9" x 11`5"
Other	Main	9`0" x 10`0"	Kitchen	Main	7`1" x 11`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$267

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2312166

Remarks

Pub Rmks:

Titled Underground Parking. Look no further for a chic sophisticated modern home, this stunning condo is perfect for you! This studio suite with exposed concrete walls, polished concrete floors and a south facing balcony is ideal for your carefree elevated lifestyle. The Bylaws allow 'short term Rentals', meaning Airbnb is acceptable in this home. The kitchen boasts gas range, stainless steel appliances, underlit cabinet lighting and quartz countertops giving you a sleek space for creating your favourite dishes. With large bright windows you can gaze upon your amazing views with the added ease of in-suite laundry making life that much simpler and with in suite a/c you will be comfortable in your luxurious home year round. With the added title underground parking, rooftop patio and communal party room so many of life's details are taken care of for you leaving you to enjoy your amazing home with friends and family. This spectacular home is in the Beltline community close to 17th Ave for you to enjoy Calgary's fascinating culture and have easy access to so many amenities at your fingertips. With Nude by Battistella you can rest easy in a sophisticated home ready for you to enjoy and allows you to live your high-spirited lifestyle to the fullest.

Inclusions:

N/A

Property Listed By:

CIR Realty

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









