



THE
A-TEAM

RE/MAX
FIRST

1319 14 Avenue #1501, Calgary T3C 0W3

MLS® #: **A2113028**

Area: **Beltline**

Listing Date: **03/08/24**

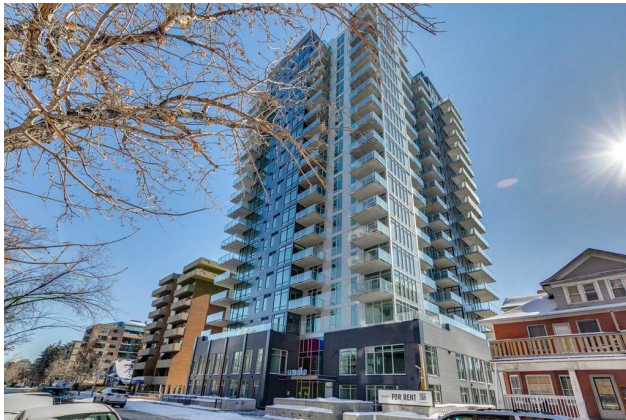
List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 19-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **353**

Low Sqft:

Ttl Sqft: **353**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

72

Layout

Beds: **0**

Baths: **1.0 (1 0)**

Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room: **Living Room**
Level: **Main**
Dimensions: **11`4" x 17`9"**

Room: **4pc Bathroom**
Level: **Main**

Room: **Kitchen**
Level: **Main**
Dimensions: **11`6" x 7`0"**

Legal/Tax/Financial

Condo Fee:
\$269

Title: **Fee Simple**
Fee Freq:

Zoning: **M1**

Legal Desc:	2312166	Monthly	Remarks
Pub Rmks:	<p>Open house Sunday May 19 1-3 Pm. "Nude," an industrial, residential masterpiece by Battistella Developments, offers modern, sleek, and stylish finishing at an affordable price in Calgary's West Beltline. This stunning 15th-floor bachelor offers amazing East views that will take your breath away. Concrete designer finishing, open industrial height ceilings, quality kitchen and bath with quartz countertops, and high-end stainless-steel appliances featuring a gas stove for your culinary adventures. Floor-to-ceiling windows bring the view inside from every space and angle of this trendy home. Titled underground parking, a resident's lounge with a billiards table, and conversation areas, all with unparalleled views. Rooftop patio complete with a BBQ kitchen and fire table to open in the spring, pet-friendly building with a dog wash at your disposal, bike storage for 177 bikes, Airbnb-friendly, and more. Shop and walk in this great inner-city community, all only moments from Downtown.</p>		
Inclusions:	None		
Property Listed By:	RE/MAX Realty Professionals		

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



