

1319 14 Avenue #908, Calgary T3C 0W3

MLS®#: A2116429 **Beltline** Listing 03/22/24 List Price: **\$340,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

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

Lot Information Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat: None DOM

58 <u>Layout</u>

1(1) Beds: 1.0 (1 0) Baths:

High-Rise (5+) Style:

Parking

Ttl Park: 0

Garage Sz:

Utilities and Features

Roof: Asphalt Shingle, Tar/Gravel

Heating: Forced Air

Sewer:

Ext Feat: Balcony Construction:

Concrete, Glass, Metal Siding

Finished Floor Area

480

480

Abv Saft:

Low Sqft:

Ttl Sqft:

Flooring: Concrete Water Source: Fnd/Bsmt:

Poured Concrete, Slab

Kitchen Appl: Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer

Int Feat: Elevator, No Smoking Home, See Remarks

Utilities:

Room Information

<u>Room</u> <u>Level</u> Dimensions Room Level **Dimensions** Kitchen With Eating Area Main 12`6" x 11`0" **Living Room** Main 12`3" x 11`4" Laundry Main 6`0" x 4`6" **Balcony** Main 11`6" x 6`6" 10`8" x 8`10" **Bedroom** Main **4pc Bathroom** Main 8`7" x 4`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$290 Fee Simple DC

Fee Freq: Monthly

Legal Desc: **2312166**

Remarks

Pub Rmks:

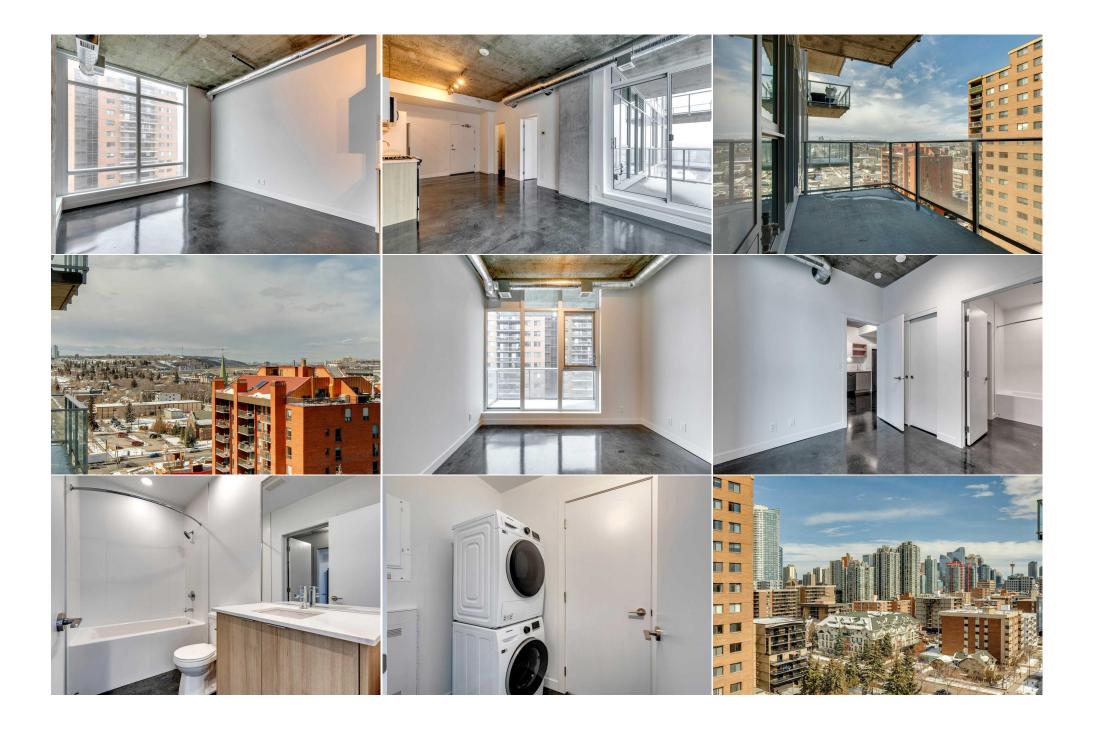
Experience the essence of contemporary living with our new listing, tailor-made for young professionals or savvy investors seeking the ultimate urban lifestyle. Nestled in the heart of Calgary's most dynamic neighbourhood, West Beltline, just steps away from Calgary's vibrant Red mile, this brand new building offers a chic ecosystem designed for those who appreciate modern simplicity and vibrant city living. Indulge in the breathtaking views of downtown from the party room and rooftop patio, perfect for pre-Stampede gatherings and summer barbecues. Immerse yourself in the diverse culinary scene and lively music venues just steps away, while the minimalist design of these apartments fosters a renewed focus on happiness and simplicity. With sleek light oak and white cabinets in the kitchen, concrete flooring throughout, and floor-to-ceiling windows flooding the space with natural light, this home effortlessly blends style with functionality. Enjoy the serene balcony for relaxation on warm summer days, while the bedroom, ensuite, and in-suite laundry offer convenience and privacy. Welcome to the NUDE lifestyle - where urban sophistication meets peace and tranquility in your own space.

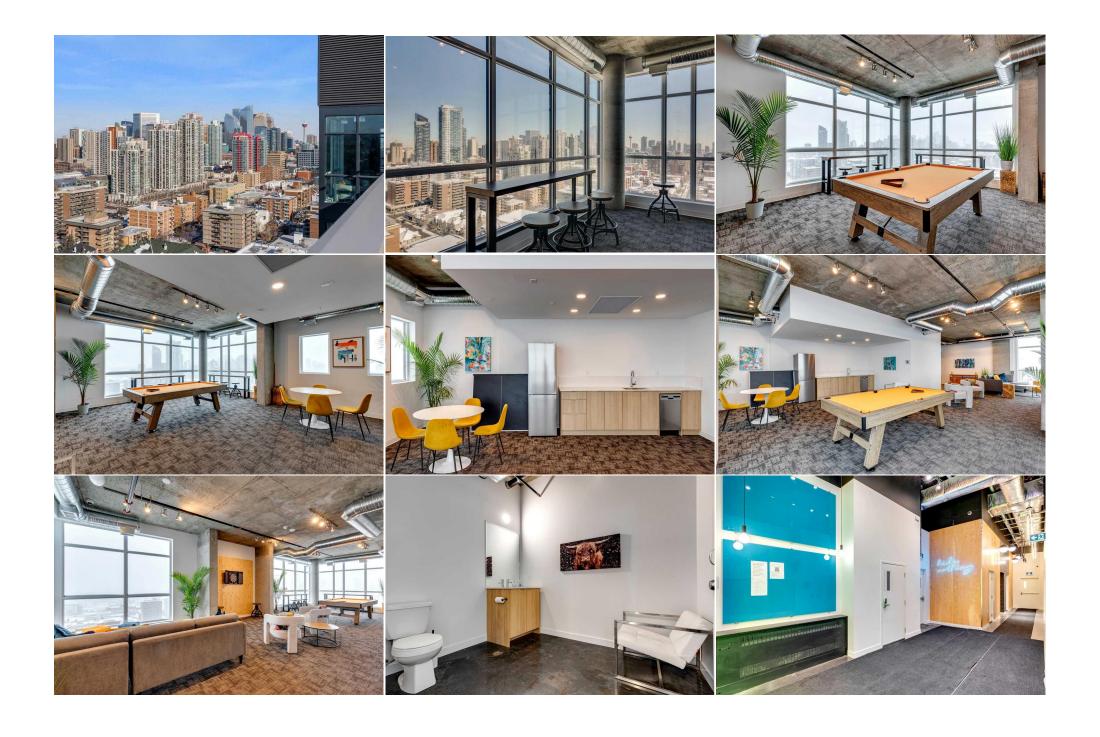
Inclusions: N

Property Listed By: RE/MAX House of Real Estate

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













9TH FLOOR