



THE
A-TEAM

**RE/MAX
FIRST**

1319 14 Avenue #908, Calgary T3C 0W3

MLS®#: **A2116429**

Area: **Beltline**

Listing Date: **03/22/24**

List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **480**
Low Sqft:
Ttl Sqft: **480**

Access:
Lot Feat:
Park Feat:

None

DOM

58

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

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**
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>	<u>Dimensions</u>
Kitchen With Eating Area	Main	12`6" x 11`0"
Laundry	Main	6`0" x 4`6"
Bedroom	Main	10`8" x 8`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`3" x 11`4"
Balcony	Main	11`6" x 6`6"
4pc Bathroom	Main	8`7" x 4`11"

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

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:
Property Listed By:

N/A
RE/MAX House of Real Estate

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







