



THE
A-TEAM

**RE/MAX
FIRST**

1319 14 Avenue #307, Calgary T3C0W3

MLS® #: **A2117304**

Area: **Beltline**

Listing Date: **03/23/24**

List Price: **\$387,000**

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: **516**
Low Sqft:
Ttl Sqft: **516**

DOM

57

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

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

Room Information

Room	Level	Dimensions
Living Room	Main	10`7" x 8`10"
Kitchen	Main	12`7" x 8`7"
Foyer	Main	4`11" x 4`3"
Bedroom - Primary	Main	11`3" x 8`7"

Room	Level	Dimensions
Balcony	Main	10`3" x 6`9"
Office	Main	8`7" x 5`10"
Laundry	Main	4`11" x 3`0"
4pc Bathroom	Main	7`8" x 5`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$377

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2312166

Remarks

Pub Rmks:

Welcome to "Nude", an urban oasis in the heart of Beltline, Calgary. This stunning apartment condo seamlessly blends industrial design with modern comforts, offering a unique living experience. As you step inside this corner unit, you'll immediately notice the abundance of natural light flooding the space, thanks to the floor-to-ceiling windows. The apartment boasts a spacious layout with a dedicated office room, complete with its own window, providing versatility for use as a cozy guest room or Airbnb/short-term rental opportunity. With 9.5-foot ceilings, the living area feels expansive and airy, creating an inviting atmosphere for both relaxation and entertainment. Beyond your unit, enjoy the resident lounge, featuring a pool table and pong table, perfect for socializing with friends and neighbors. Additionally, the lounge offers breathtaking panoramic views. For added convenience, underground titled parking ensures hassle-free access to your vehicle, while bike storage caters to those who prefer eco-friendly transportation options. And for your furry companions, a dedicated dog wash station makes it easy to keep your four-legged friends clean and pampered. Experience the epitome of urban living in Beltline, Calgary, where every detail has been thoughtfully curated to elevate your lifestyle. Did I forget to mention this is a pet friendly building? All dog breeds are allowed! Don't miss your chance to call this exceptional apartment condo home. Schedule a viewing today and prepare to be captivated by its charm and sophistication.

Inclusions:

none

Property Listed By:

eXp Realty

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





