



THE
A-TEAM

**RE/MAX
FIRST**

1319 14 Avenue #509, Calgary T3C 0W3

MLS® #: **A2119161**

Area: **Beltline**

Listing Date: **04/02/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 14-May**

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: **695**
Low Sqft:
Ttl Sqft: **695**

DOM

48

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle,Tar/Gravel**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete,Metal Siding

Flooring:

Concrete

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **High Ceilings,No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`6" x 9`0"	Living Room	Main	13`0" x 10`6"
Laundry	Main	7`6" x 3`0"	Balcony	Main	12`0" x 7`0"
Bedroom - Primary	Main	11`8" x 9`10"	Bedroom	Main	12`0" x 9`4"
3pc Ensuite bath	Main	8`0" x 5`0"	4pc Bathroom	Main	8`0" x 5`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$476

Fee Simple

DC (1P2007)

Fee Freq:

Monthly

Legal Desc:

2312166

Remarks

Pub Rmks:

Welcome to the "Nude by Battistella", a brand new condo with an abundance of amenities located in the beautiful Beltline! This never occupied, corner unit boasts an abundance of sunshine and a stunning view of Downtown Calgary. Upon entry to the unit, you will be wowed by the immaculate concrete floors, spacious entryway, and high ceilings. The kitchen provides sparkling shiny stainless steel appliances, beautiful modern cabinetry, and plenty of storage. The open concept floor plan allows for a dining room and living room combination, while you take in the floor to ceiling windows and stunning city views. Both bedrooms are adorned with plenty of light, high ceilings, and built-in cabinetry. The master is equipped with your very own 3-piece ensuite for privacy! The unit is completed with in-suite laundry, central air conditioner, and with it never been occupied, it is the perfect place to call home! While enjoying your new condo, take advantage of the never ending amenities: party room, rooftop terrace, bicycle storage, dog wash, and many more!

Inclusions:

None

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







