



THE
A-TEAM

**RE/MAX
FIRST**

1319 14TH Avenue #801, Calgary T3C 0W3

MLS® #: **A2122310**

Area: **Beltline**

Listing Date: **04/25/24**

List Price: **\$290,000**

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: **351**
Low Sqft:
Ttl Sqft: **351**

Access:

Lot Feat:
Park Feat: **None**

DOM

24

Layout

Beds: **0**
Baths: **1.0 (1 0)**
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Glass,Metal Frame**
Flooring: **Concrete**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	10`1" x 7`2"	Living Room	Main	17`9" x 11`5"
4pc Bathroom	Main	7`11" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$215

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Legal Desc:	2312166	Monthly	Remarks
Pub Rmks:	Experience luxury urban living at NUDE, the newest development by Battistella in the desirable West Beltline area. This brand new studio unit on the 8th floor offers stunning downtown views and top-notch features including custom kitchen and bathroom cabinets, quartz countertops, stainless steel appliances, air conditioning, and floor-to-ceiling windows. Enjoy the convenience of walking distance to transit, shops, and entertainment on 17th Ave. The building amenities include a communal rooftop garden, penthouse resident lounge, parcel room, bike parking garage, pet grooming station, and an onsite property manager. Take the first step towards affordable home ownership in style and comfort at NUDE.		
Inclusions:	None		
Property Listed By:	Optimum Realty Group		

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





