



THE
A-TEAM

**RE/MAX
FIRST**

1319 14 Avenue #106, Calgary T3C 0W3

MLS® #: **A2122691**

Area: **Beltline**

Listing Date: **04/13/24**

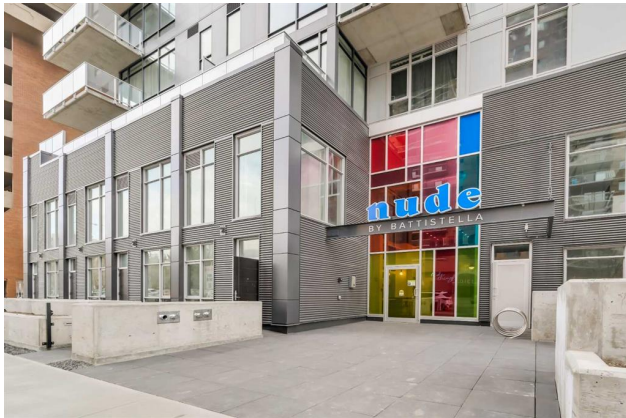
List Price: **\$577,500**

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: **904**
Low Sqft:
Ttl Sqft: **904**

DOM

36

Layout

Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Multi Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Membrane**
Heating: **Central,Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer**
Int Feat: **High Ceilings,Quartz Counters,Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	17`11" x 16`4"
Living Room	Main	16`4" x 9`11"
4pc Bathroom	Main	7`10" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Second	7`10" x 4`11"
Kitchen	Main	12`5" x 12`11"
Den	Main	8`8" x 6`4"

Legal/Tax/Financial

Condo Fee:
\$491

Title: **Fee Simple**
Fee Freq:

Zoning:
CC-MH

Legal Desc:	2312166	Monthly	Remarks
Pub Rmks:	<p>Welcome to your dream urban loft in NUDE by Battistella, situated in Calgary's vibrant West Beltline. This exquisite brand-new, dual-level loft, features soaring 20-foot ceilings and 18-foot floor-to-ceiling windows that bathe the interior in natural light. The polished concrete floors accentuate the modern industrial aesthetic, offering an open and expansive feel. This unit boasts one bedroom, two full bathrooms, and a versatile den that can serve both residential and commercial purposes. The building is Short Term Rental and Pet friendly. Enhanced with luxurious custom finishes such as quartz countertops, porcelain-tiled tubs, bespoke cabinetry and stainless steel appliances. The unit provides the comfort of central air conditioning and includes underground parking. Living here, you'll enjoy access to premium amenities, including a rooftop garden, a BBQ kitchen, and a penthouse lounge, ideal for entertaining or relaxing. Located just steps from boutique shops, fine dining, and lush parks, the building integrates seamlessly with the neighbourhood's lively culture and convenience. Fitness enthusiasts and nature lovers alike will appreciate the proximity to local gym facilities, scenic bike paths, and river pathways perfect for morning jogs or strolls. Embrace the luxury and convenience of this dynamic loft, offering more than just a place to live, but a vibrant lifestyle in one of Calgary's most sought-after developments. Your urban sanctuary in Calgary's top neighbourhood awaits, promising a perfect blend of style, luxury, and practical urban living.</p>		
Inclusions:	N/A		
Property Listed By:	2% Realty		

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





