



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1319 14 Avenue #1010, Calgary T3C 0W3**

MLS® #: **A2124825**

Area: **Beltline**

Listing Date: **04/20/24**

List Price: **\$279,000**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 09-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: **355**  
Low Sqft:  
Ttl Sqft: **355**

DOM

**29**

Layout

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

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **None,Off Street,On Street**

Utilities and Features

Roof: **Membrane**  
Heating: **Central,Fan Coil,Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Metal Siding**  
Flooring: **Concrete**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

| <u>Room</u>                           | <u>Level</u> | <u>Dimensions</u>       | <u>Room</u>    | <u>Level</u> | <u>Dimensions</u>      |
|---------------------------------------|--------------|-------------------------|----------------|--------------|------------------------|
| <b>4pc Bathroom</b>                   | <b>Main</b>  | <b>4' 11" x 7' 11"</b>  | <b>Kitchen</b> | <b>Main</b>  | <b>11' 10" x 4' 1"</b> |
| <b>Living/Dining Room Combination</b> | <b>Main</b>  | <b>18' 7" x 23' 11"</b> | <b>Balcony</b> | <b>Main</b>  | <b>6' 6" x 11' 3"</b>  |

Legal/Tax/Financial

Condo Fee:  
**\$216**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

2312166

Remarks

Pub Rmks:

**Welcome to NUDE by Battistella in the heart of Calgary's vibrant Beltline neighbourhood. Step into this chic studio condo boasting polished concrete floors and soaring 9'6" exposed concrete ceilings, exuding an industrial vibe that's both contemporary and cool. This unit offers a cozy yet functional layout, 4pc bathroom and in-suite laundry. The modern kitchen is equipped with stainless steel appliances, quartz counters and custom cabinets. From the floor-to-ceiling windows, take in breathtaking views of the downtown skyline, including the iconic Calgary Tower. Fitted with a BBQ gas line, the spacious balcony is perfect for unwinding after a long day. Head up to the rooftop terrace and enjoy panoramic views while lounging in the sun or hosting friends. Indulge in friendly competition in the games room, complete with a pool table and a convenient kitchen and bathroom. Located on the west side of the Beltline, you're close to so many amenities - restaurants and cafes are just steps away. Plus, with convenient access to the Sunalta C-train, commuting around the city is a breeze. Currently tenanted, this condo presents an excellent investment opportunity. NUDE offers the perfect blend of modern living and urban convenience.**

Inclusions:

n/a

Property Listed By:

eXp Realty

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









