

1319 14 Avenue #509, Calgary T3C 0W3

A2140288 **Beltline** Listing 06/11/24 List Price: **\$450,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Residential Sub Type: **Apartment**

2024 Year Built: Lot Information

Access: Lot Feat: Park Feat:

Prop Type:

City/Town: Calgary

Lot Sz Ar: Lot Shape:

Abv Saft: 695 Low Sqft:

Finished Floor Area

Ttl Sqft: 695

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

17

Ttl Park: 1

2 (2)

2.0 (2 0)

High-Rise (5+)

Garage Sz:

Utilities and Features

Parkade, Underground

Roof: Asphalt Shingle, Tar/Gravel

Heating: Forced Air

Sewer:

Ext Feat: None 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" Laundry Main 7`6" x 3`0" Main 3pc Ensuite bath 8'0" x 5'0" **Bedroom - Primary** 11`8" x 9`10" Main **Living Room** Main 13`0" x 10`6" Balcony Main 12`0" x 7`0" Main 12`0" x 9`4" 8'0" x 5'0" **Bedroom** 4pc Bathroom Main

Legal/Tax/Financial

Condo Fee: Title: Zoning: Fee Freq: **Monthly**

Legal Desc: **2312166**

Remarks

Pub Rmks:

Welcome to the "Nude by Batistella", 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: N/A

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





