

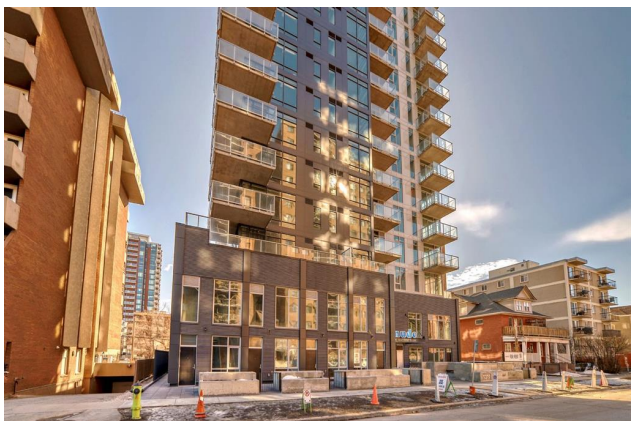


THE
A-TEAM

**RE/MAX
FIRST**

1319 14 Avenue #202, Calgary t3c0w3

MLS®#: **A2157971** Area: **Beltline** Listing Date: **08/15/24** List Price: **\$379,900**
 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: **500**
 Low Sqft:
 Ttl Sqft: **500**

DOM

34
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Flat Torch Membrane** Construction: **Concrete**
 Heating: **Forced Air,Natural Gas** Flooring: **Concrete**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`11" x 3`10"	4pc Bathroom	Main	7`7" x 4`11"
Eat in Kitchen	Main	12`6" x 8`10"	Living Room	Main	10`6" x 8`10"
Bedroom - Primary	Main	11`1" x 8`6"	Den	Main	8`6" x 5`10"
Balcony	Main	36`8" x 8`7"	Balcony	Main	19`3" x 7`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$362

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **2312166**

Remarks

Pub Rmks: **Welcome to "Nude", a brand new condo located in the heart of beautiful Beltline! This corner unit boasts an abundance of sunshine with the largest wrap around balcony in the building that includes your very own garden area! As you step inside this unit, you will be amazed by the spacious entryway with high ceilings and immaculate concrete flooring. Down the hall you'll immediately notice the ampleness of natural light heading towards the living area thanks to floor-to-ceiling windows. The high ceilings will create a spacious and expansive living area allowing for a comforting area to dine and eat, provided with the surrounding balcony, making this unit unique on its own. The primary bedroom is enhanced with plenty of light, high ceilings, and built-in cabinetry. Beside is a private Den with a generous amount of space perfect for an office area or to even add as a second living area! Walking out the patio doors, you will be greeted with over 400 private square feet of outdoor living space which includes wrap around planters, natural gas lines and surrounding privacy glass, making it a perfect fit for you and your furry companion. The unit is completed with in-suite laundry, central air conditioner, and a titled undergrounded parking stall. While enjoying your new condo, take advantage the abundance of amenities Nude has to offer including a dog wash, rooftop terrace, party room and much more. Don't miss your chance to call this exceptional apartment condo home!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Landan Real Estate**

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