



THE
A-TEAM

**RE/MAX
FIRST**

1319 14 Avenue #708, Calgary T3C0W3

MLS®#: **A2181640** Area: **Beltline** Listing Date: **11/29/24** List Price: **\$359,000**
 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:
 Access:
 Lot Feat:
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **481**
 Low Sqft:
 Ttl Sqft: **481**

DOM

22
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**
 Construction: **Concrete, Metal Siding**
 Flooring: **Concrete**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	8`10" x 11`7"	Dining Room	Main	11`7" x 3`11"
Kitchen	Main	4`4" x 12`5"	Entrance	Main	2`11" x 7`5"
Laundry	Main	4`7" x 6`1"	4pc Ensuite bath	Main	4`11" x 8`8"
Bedroom - Primary	Main	10`8" x 9`3"	Balcony	Main	10`4" x 6`10"

Legal/Tax/Financial

Condo Fee: **\$290** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2312166**

Remarks

Pub Rmks: **NUDE by battistella, it is simple yet functional. Experience urban living in the West Beltline communitly. This 2024 newly built apartment focuses on the details of urban living — a parcel room, a bike parking garage located on the main floor , bike maintenance area, and a pet grooming station. Living your biggest, best life has never been easier. Located in a prime area just steps away from public transit allows you to reach your destination faster than ever before. Restaurants and shops on the famous 17th Avenue makes sure you are never out of options. Once stepping inside, you will notice the minimalistic and simplistic design. Concrete floors with 9.5ft ceiling and exposed ducting ensures an industrial aesthetic, while the 9ft windows offer a stunning view of the city skyline and also floods the unit with natural light. Open floor plan features custom kitchen cabinets, quartz countertops and conclude with high gloss concrete floor. Rental underground parking available. Investor: Short-term rental and Airbnb are permitted.**

Inclusions: **None**
Property Listed By: **Grand Realty**

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







