

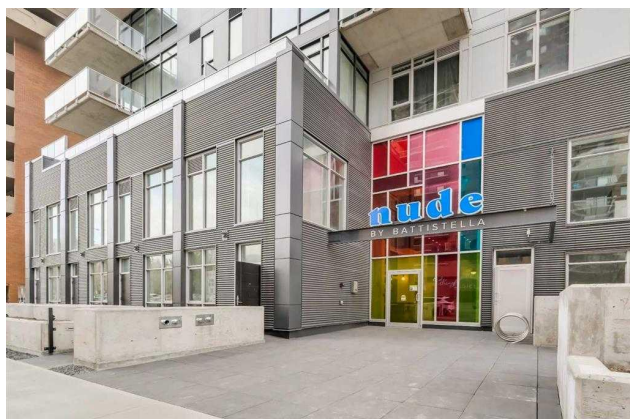


THE A-TEAM

RE/MAX FIRST

1319 14 Avenue #1805, Calgary T3C 0W3

MLS®#: A2192005 Area: Beltline Listing Date: 02/13/25 List Price: \$285,000
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: Views
Park Feat: None

Finished Floor Area
Abv Sqft: 359
Low Sqft:
Ttl Sqft: 359

DOM

9
Layout
Beds: 0
Baths: 1.0 (1 0)
Style: Loft/Bachelor/Studio

Parking

Ttl Park: 0
Garage Sz:

Utilities and Features

Roof: Membrane
Heating: Central,Fan Coil,Natural Gas
Sewer:
Ext Feat: BBQ gas line

Construction: Concrete,Metal Frame
Flooring: Concrete
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings
Int Feat: High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen With Eating Area, Foyer, Balcony, Living Room, Laundry, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$221 Title: Fee Simple Zoning: DC
Fee Freq:

Legal Desc:

2312166

Monthly

Remarks

Pub Rmks:

DAILY SUNSETS and EXCEPTIONAL VIEWS from this beautiful WEST-FACING SUB-PENTHOUSE STUDIO CONDO in the sophisticated Nude building with OUTSTANDING PENTHOUSE LEVEL AMENITIES and an unsurpassable ultra-chic urban location. This PET-FRIENDLY (upon board approval) building also ALLOWS AIRBNB RENTALS making it a great investment opportunity. Incredibly located mere STEPS AWAY FROM VIBRANT 17TH AVENUE with nightlife, dining, pubs, diverse shops and much more right at your doorstep. This beautiful INDUSTRIAL-STYLED UNIT with sunny WEST EXPOSURE showcases gorgeous DOWNTOWN AND CITY VIEWS through FLOOR-CEILING WINDOWS and is kept comfortable in any season thanks to CENTRAL AIR CONDITIONING. GRAND 9' CEILINGS, POLISHED CONCRETE FLOORS, A LARGE OPEN FLOOR PLAN and industrial influences create a modern yet welcoming space. The kitchen inspires culinary adventures featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, A GAS STOVE and trendy 2-toned cabinets. Easily divide the large living space with furniture to create zones for a relaxing bedroom area and an inviting living room facing westward for NIGHTLY SUNSETS. The expansive balcony with a GAS LINE hosts casual barbeques and time spent unwinding with city views as the stunning backdrop. Convenient IN-SUITE LAUNDRY and a stylishly designed 4-piece bathroom complete the unit. This AMENITY-RICH BUILDING is loaded with extra bonuses including a DOG WASH, BICYCLE STORAGE and a PENTHOUSE RECREATION ROOM for entertaining guests or hanging out with neighbours. The ROOFTOP TERRACE will be your favourite warm weather destination with outstanding views and ample space for outdoor gatherings. When you do need to leave the building, every amenity is just moments away with easy access to transit and the tranquil river walk. Truly an unbeatable inner-city location for this wonderful studio unit in an extraordinary building!

Inclusions:

None

Property Listed By:

eXp Realty

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





