



GRASSROOTS
REALTY GROUP

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1010, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2258485



\$257,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	355 sq.ft.	Age:	2024 (1 yrs old)
Beds:	-	Baths:	1
Garage:	None, Off Street, On Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil, Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 215
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: n/a

If you're looking for a new asset with the potential for cash flow, this studio condo in NUDE by Battistella is it. Located on the west side of the Beltline - where new builds are rare - this 2024-built condo checks the boxes for short-term and long-term rental income. Inside, you'll find the design today's renters want: cool & modern aesthetic, 9.5ft exposed concrete ceilings, polished concrete floors, and floor-to-ceiling windows showcasing stunning views of the downtown skyline and Calgary Tower. The open-concept layout is compact and efficient, with in-suite laundry, a full 4-piece bathroom, central A/C and a balcony complete with a gas hookup. There are also rooftop social spaces: kitchen, bathroom, games room with pool table, and 360° city views - big perks for guest experiences and listing photos. The building is short-term rental compliant (Airbnb!) and only steps from the Sunalta C-Train station. The area has a strong rental demand and was constructed by Battistella, a trusted local boutique developer known for quality builds. Whether you self-manage or use a management company, this unit is ideal for Airbnb or long-term leases. Turn the key and start generating income!