



307, 1319 14 Avenue SW  
Calgary, Alberta

MLS # A2117304



**\$355,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	516 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 377
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

Welcome to "Nude", an urban oasis in the heart of Beltline, Calgary. This stunning apartment condo seamlessly blends industrial design with modern comforts, offering a unique living experience. As you step inside this corner unit, you'll immediately notice the abundance of natural light flooding the space, thanks to the floor-to-ceiling windows. The apartment boasts a spacious layout with a dedicated office room, complete with its own window, providing versatility for use as a cozy guest room or Airbnb/short-term rental opportunity. With 9.5-foot ceilings, the living area feels expansive and airy, creating an inviting atmosphere for both relaxation and entertainment. Beyond your unit, enjoy the resident lounge, featuring a pool table and pong table, perfect for socializing with friends and neighbors. Additionally, the lounge offers breathtaking panoramic views. For added convenience, underground titled parking ensures hassle-free access to your vehicle, while bike storage caters to those who prefer eco-friendly transportation options. And for your furry companions, a dedicated dog wash station makes it easy to keep your four-legged friends clean and pampered. Experience the epitome of urban living in Beltline, Calgary, where every detail has been thoughtfully curated to elevate your lifestyle. Did I forget to mention this is a pet friendly building? All dog breeds are allowed! Don't miss your chance to call this exceptional apartment condo home. Schedule a viewing today and prepare to be captivated by its charm and sophistication.