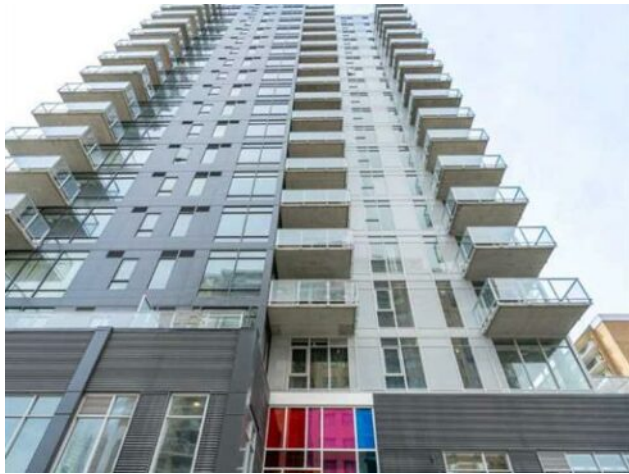




710, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2126933



\$269,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Loft/Bachelor/Studio		
Size:	351 sq.ft.	Age:	2024 (0 yrs old)
Beds:	-	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 216
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: N/A

This brand-new building is located in Beltline district of downtown Calgary. This brand new studio unit on the 7th floor offers stunning downtown views and top-notch features including custom kitchen and bathroom cabinets, quartz countertops, stainless steel appliances, Gas range, air conditioning, and floor-to-ceiling windows. In-suite full size washer and dryer are included for added convenience. The spacious balcony has an amazin view while featuring a gas line for your BBQ and is also East facing to allow you to stunning views of downtown. Central AIR-CONDITIONING in the unit keeps you cool. Tons of amenities, this building features a large bicycle storage and service area, a pet wash / grooming station, a rooftop patio and lounge area with a pool table and amazing VIEWS of downtown Calgary! Located just steps away from 17th ave with its many restaurants, shopping and nightlife, this building has one of the highest walk scores in the city! NUDE offers an exclusive opportunity to capitalize on the convergence of lifestyle and real estate. Boasting unparalleled downtown vistas, this industrial-style unit is strategically positioned just steps away from public transit arteries, supermarkets, and the dynamic tapestry of entertainment options lining 17th Ave and 14th St.