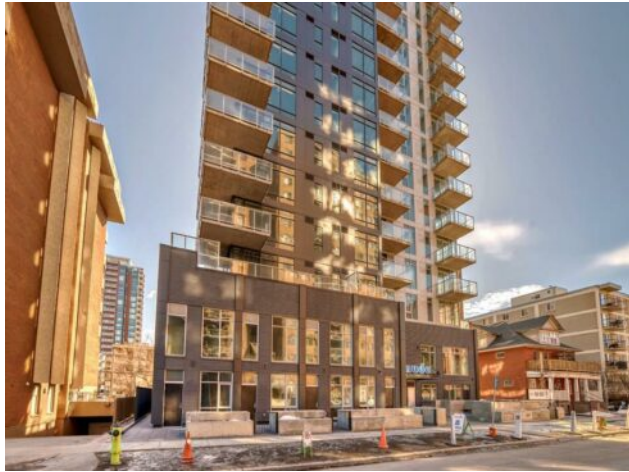




202, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2127234



\$389,900

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 500 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Concrete | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | \$ 362 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks | | |

Inclusions: None

Welcome to "Nude", a brand new condo located in the heart of beautiful Beltline! This corner unit boasts an abundance of sunshine with the largest wrap around balcony in the building that includes your very own garden area! As you step inside this unit, you will be amazed by the spacious entryway with high ceilings and immaculate concrete flooring. Down the hall you'll immediately notice the ampeness of natural light heading towards the living area thanks to floor-to-ceiling windows. The high ceilings will create a spacious and expansive living area allowing for a comforting area to dine and eat, provided with the surrounding balcony, making this unit unique on its own. The primary bedroom is enhanced with plenty of light, high ceilings, and built-in cabinetry. Beside is a private Den with a generous amount of space perfect for an office area or to even add as a second living area! Walking out the patio doors, you will be greeted with over 400 private square feet of outdoor living space which includes wrap around planters, natural gas lines and surrounding privacy glass, making it a perfect fit for you and your furry companion. The unit is completed with in-suite laundry, central air conditioner, and a titled undergrounded parking stall. While enjoying your new condo, take advantage the abundance of amenities Nude has to offer including a dog wash, rooftop terrace, party room and much more. Don't miss your chance to call this exceptional apartment condo home!