



509, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2140288



\$439,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	695 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to the "Nude by Batistella", a brand new condo with an abundance of amenities located in the beautiful Beltline! This never occupied, corner unit boasts an abundance of sunshine and a stunning view of Downtown Calgary. Upon entry to the unit, you will be wowed by the immaculate concrete floors, spacious entryway, and high ceilings. The kitchen provides sparkling shiny stainless steel appliances, beautiful modern cabinetry, and plenty of storage. The open concept floor plan allows for a dining room and living room combination, while you take in the floor to ceiling windows and stunning city views. Both bedrooms are adorned with plenty of light, high ceilings, and built-in cabinetry. The master is equipped with your very own 3-piece ensuite for privacy! The unit is completed with in-suite laundry, central air conditioner, and with it never been occupied, it is the perfect place to call home! While enjoying your new condo, take advantage of the never ending amenities: party room, rooftop terrace, bicycle storage, dog wash, and many more!