



408, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2152064



\$335,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	472 sq.ft.	Age:	2024 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 343
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: N/A

AIR-BNB FRIENDLY! PET FRIENDLY! Welcome to Nude by Batistella. This brand-new building is located in the trendy Beltline district of downtown Calgary. This stylish unit is finished with concrete polished floors, concrete ceilings with exposed ducting and floor-to-ceiling 9' windows. The sleek kitchen features contrasting white and wood cabinetry, a gas range, stainless steel appliances and quartz countertops. The 4 piece bathroom is complete with a porcelain tiled soaker tub and quartz countertops. In-suite full size washer and dryer are included for added convenience. The spacious balcony showcases beautiful VIEWS while featuring a gas line for your BBQ. Central AIR-CONDITIONING in the unit keeps you cool when needed! Included is a titled UNDERGROUND parking stall. Loaded with amenities, this building features a large bicycle storage and service area, a pet wash / grooming station, a rooftop patio and lounge area with a billiards / ping pong 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! Call to book your private showing today. Note: Builder measurements for this unit are 532 sq ft.