

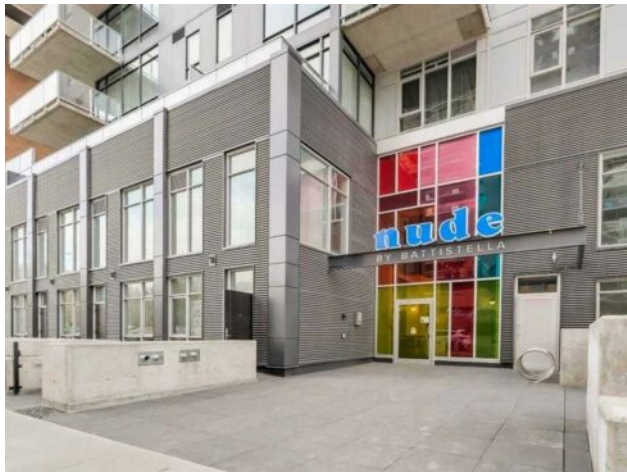


**GRASSROOTS**  
REALTY GROUP

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1805, 1319 14 Avenue SW  
Calgary, Alberta

MLS # A2192005



**\$274,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	359 sq.ft.	Age:	2024 (1 yrs old)
Beds:	-	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Central, Fan Coil, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 221
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: None

DAILY SUNSETS and EXCEPTIONAL VIEWS from this beautiful WEST-FACING SUB-PENTHOUSE STUDIO CONDO in the sophisticated Nude building with OUTSTANDING PENTHOUSE LEVEL AMENITIES and an unsurpassable ultra-chic urban location. This PET-FRIENDLY (upon board approval) building also ALLOWS AIRBNB RENTALS making it a great investment opportunity. Incredibly located mere STEPS AWAY FROM VIBRANT 17TH AVENUE with nightlife, dining, pubs, diverse shops and much more right at your doorstep. This beautiful INDUSTRIAL-STYLED UNIT with sunny WEST EXPOSURE showcases gorgeous DOWNTOWN AND CITY VIEWS through FLOOR-CEILING WINDOWS and is kept comfortable in any season thanks to CENTRAL AIR CONDITIONING. GRAND 9' CEILINGS, POLISHED CONCRETE FLOORS, A LARGE OPEN FLOOR PLAN and industrial influences create a modern yet welcoming space. The kitchen inspires culinary adventures featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, A GAS STOVE and trendy 2-toned cabinets. Easily divide the large living space with furniture to create zones for a relaxing bedroom area and an inviting living room facing westward for NIGHTLY SUNSETS. The expansive balcony with a GAS LINE hosts casual barbeques and time spent unwinding with city views as the stunning backdrop. Convenient IN-SUITE LAUNDRY and a stylishly designed 4-piece bathroom complete the unit. This AMENITY-RICH BUILDING is loaded with extra bonuses including a DOG WASH, BICYCLE STORAGE and a PENTHOUSE RECREATION ROOM for entertaining guests or hanging out with neighbours. The ROOFTOP TERRACE will be your favourite warm weather destination with outstanding views and ample space for outdoor gatherings. When you do need to leave the

building, every amenity is just moments away with easy access to transit and the tranquil river walk. Truly an unbeatable inner-city location for this wonderful studio unit in an extraordinary building!