

\$270,000 - 810, 1319 14 Avenue Sw, Calgary

MLS® #A2110352

\$270,000

0 Bedroom, 1.00 Bathroom, 344 sqft

Residential on 0.00 Acres

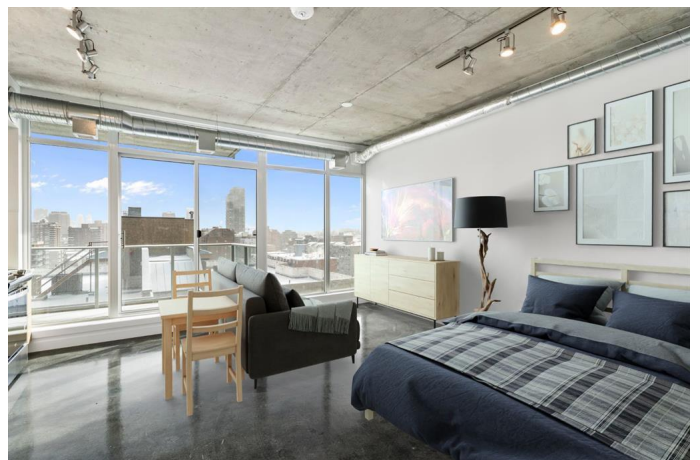
Beltline, Calgary, Alberta

Step into the realm of affordable investment with Unit #810 at NUDE on 14th Ave, a gem awaiting discovery in the heart of the Beltline. Crafted with the discerning investor in mind, this pristine, never-before-occupied studio embodies the essence of urban living at its finest.

Situated amidst the vibrant pulse of downtown Calgary, 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.

NUDE isn't just a residence; it's a meticulously curated community designed to elevate your tenants experience. A dedicated community coordinator orchestrates a calendar of events tailored to foster camaraderie and enhance value. From rooftop soirées overlooking the cityscape to penthouse pool tournaments and communal BBQs, every moment is an opportunity for connection and enrichment.

But it's not just about the experiences; it's about the infrastructure that supports them. NUDE offers investors access to a suite of amenities designed to attract and retain tenants, including a sprawling main floor bike parking garage, bike maintenance facilities, a



pet grooming station, and a parcel room.

Inside Unit #810, the investment potential continues to shine. Revel in the modernity of Quartz countertops, exposed concrete ceilings, and top-of-the-line Whirlpool and Frigidaire kitchen appliances. Samsung washer & dryer, central AC, and fan coil heating ensure tenant satisfaction year-round.

Step onto the expansive balcony, complete with a gas hook-up, and envision the evenings spent hosting BBQs against the backdrop of Calgary's twinkling skyline. With remarkably low monthly condo fees of just \$226, NUDE presents a compelling investment opportunity in a location primed for growth.

Embrace the urban lifestyle to its fullest and seize the opportunity to invest in Unit #810 at NUDE on 14th Ave. This is more than just real estate; it's an investment in the future of Calgary's bustling downtown core

Built in 2024

Essential Information

MLS® #	A2110352
Price	\$270,000
Sold Price	\$270,000
Bathrooms	1.00
Full Baths	1
Square Footage	344
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	810, 1319 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W3

Amenities

Amenities	Bicycle Storage, Elevator(s), Party Room, Roof Deck
Parking	None

Interior

Interior Features	Elevator, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fan Coil
Cooling	Central Air
# of Stories	19

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Metal Siding

Additional Information

Date Listed	February 29th, 2024
Date Sold	June 3rd, 2024
Days on Market	95
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.