

\$315,000 - 708, 1319 14 Avenue Sw, Calgary

MLS® #A2111166

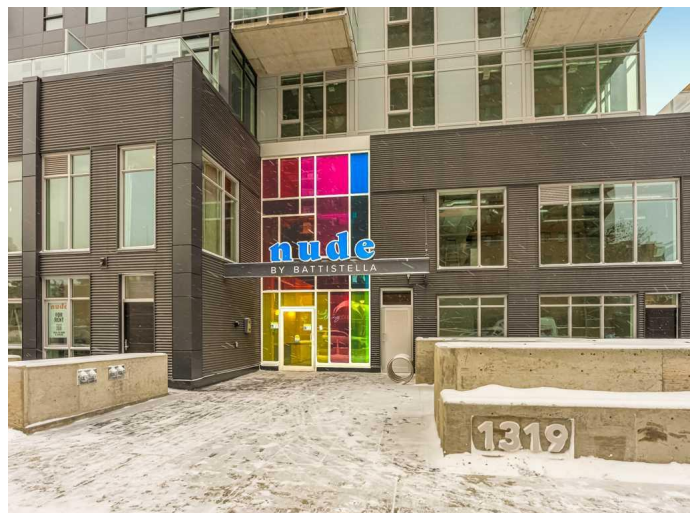
\$315,000

1 Bedroom, 1.00 Bathroom, 469 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the epitome of modern industrial living in this sleek and stylish unit in the brand new Nude by Battistella building, perfectly situated in the heart of Calgary's trendy West Beltline community. Boasting prime location just steps away from public transit, trendy restaurants, upscale shopping, and the upbeat nightlife of 17th Avenue. With community amenities in walking distance and situated near bike paths, this residence offers the ultimate in convenience and lifestyle. When you step into the unit, be captivated by the modern industrial design and minimalist finishes that define this urban oasis. The custom kitchen and bathroom cabinetry, complemented by concrete-inspired quartz countertops, set the stage for culinary adventures and relaxation. Stainless steel appliances, including a gas range and BBQ hook-up, elevate the cooking experience to new heights. The industrial charm continues with exposed concrete floors, 9.5'™ ceilings adorned with exposed ducting, and floor-to-ceiling 9'™ windows that flood the space with natural light and offer stunning views of the city skyline. Beyond the confines of your apartment, discover an array of amenities designed to enhance your lifestyle. Store your bike securely in one of the 177 bike storage stalls or take advantage of the bike maintenance station. Pamper your furry friend in the pet grooming area or connect with fellow residents in the penthouse resident lounge. Entertain guests on the rooftop patio, complete



with a BBQ kitchen and fire table, where you can soak in the breathtaking vistas of Calgary's skyline. With an on-site property manager able to manage all long-term rentals, short-term rentals, and Airbnbs permitted, this residence offers unparalleled flexibility and convenience. Don't miss the opportunity to immerse yourself in the dynamic energy of the West Beltline community – schedule your private viewing today and make this urban retreat your new home!

Built in 2024

Essential Information

MLS® #	A2111166
Price	\$315,000
Sold Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	469
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	708, 1319 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W3

Amenities

Amenities	Bicycle Storage, Elevator(s), Recreation Room, Roof Deck
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Track Lighting
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Fan Coil
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Metal Siding

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 12th, 2024
Days on Market	7
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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