

# \$335,000 - 408, 1319 14 Avenue Sw, Calgary

MLS® #A2152064

**\$335,000**

1 Bedroom, 1.00 Bathroom, 472 sqft

Residential on 0.00 Acres

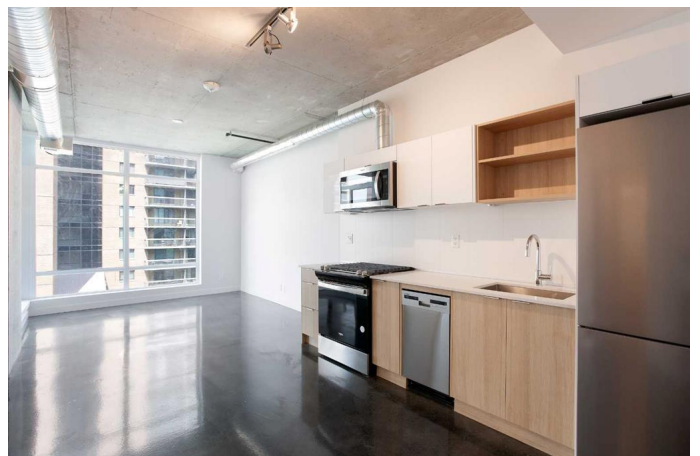
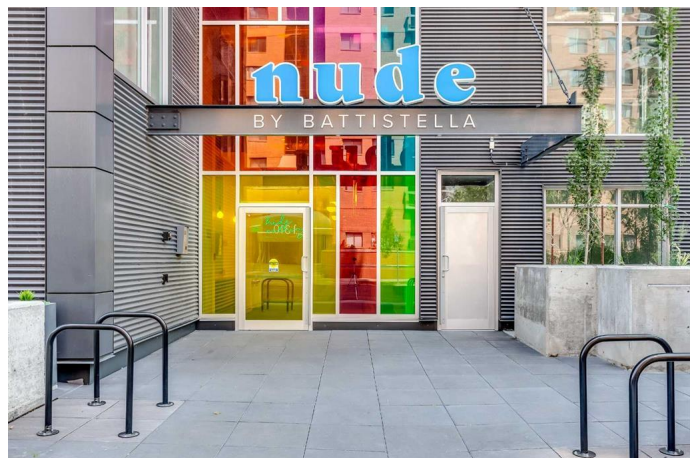
Beltline, Calgary, Alberta

**AIR-BNB FRIENDLY! PET FRIENDLY!**

Welcome to Nude by Battistella. 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.

Built in 2024

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2152064       |
| Price          | \$335,000      |
| Sold Price     | \$315,000      |
| Bedrooms       | 1              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 472            |
| Acres          | 0.00           |
| Year Built     | 2024           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 408, 1319 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0W3                 |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Party Room, Roof Deck, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                                     |
| Parking        | Parkade, Underground                                                                  |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Stone Counters       |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                            |
| Cooling           | Central Air                                                           |
| # of Stories      | 19                                                                    |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Concrete, Metal Siding           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | July 23rd, 2024  |
| Date Sold      | August 5th, 2024 |
| Days on Market | 13               |
| Zoning         | DC               |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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