

# \$275,000 - 510, 1319 14 Avenue Sw, Calgary

MLS® #A2188496

**\$275,000**

0 Bedroom, 1.00 Bathroom, 360 sqft

Residential on 0.00 Acres

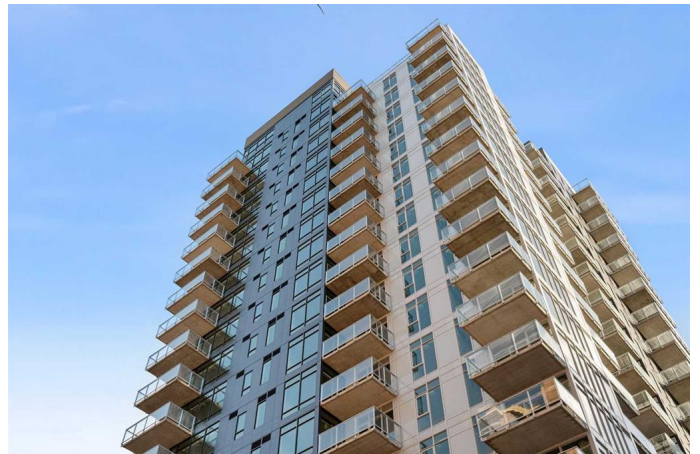
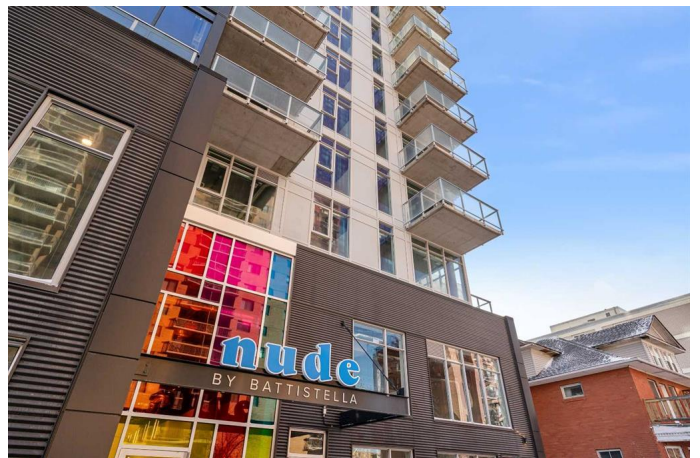
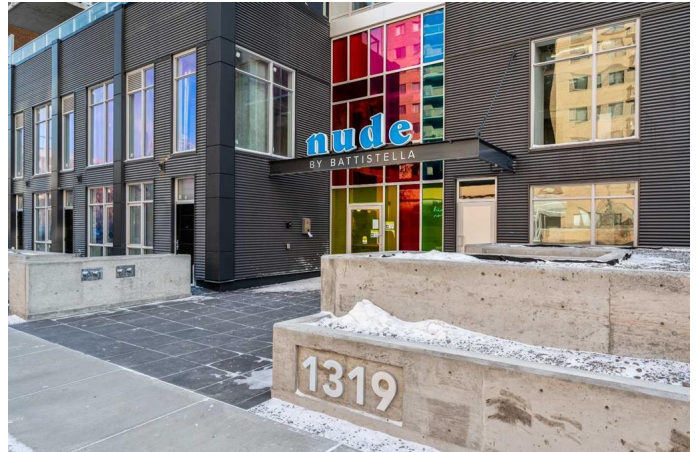
Beltline, Calgary, Alberta

Welcome to the Nude building by Battistella!

This soaring new tower in the heart of the Beltline is in a prime location offering some of the highest walkability scores in all of Calgary!

This building is AirBnB/Short Term rental friendly to capitalize on the lucrative rental market. Located on a quieter street while being steps to all the trendy eateries, pubs, and shopping in the area! As you enter the unit you are greeted by grand 9 foot ceilings and floor to ceiling windows! Sleek modern industrial decor with open ceilings and polished concrete flooring and fully equipped with central AC for comfort. Well-appointed kitchen with quartz counters, crisp white and natural wood cabinetry, and upgraded stainless steel appliances with gas range.

Open to the living area with space for a bedroom and living room set and sliding doors out to the large balcony with gas hook-ups and City views. Full 4-piece bathroom with porcelain tiled soaker tub, undermount sink, and quartz counters. Full size Samsung front loading washer and dryer in a separate storage closet. You're not just buying a condo at the Nude, you are buying into the dream inner City lifestyle. Unreal amenities such as sprawling rooftop patio, BBQ area, owners lounge with pool table, massive bike storage and maintenance room, and pet wash/grooming station. Yes, that's right, this building is pet friendly as well! Not to mention a community coordinator that organizes social events for residents in the building and at



surrounding amenities. Builder measurements for this floorplan are at 406 sq ft but RMS are posted. This is a prime investment opportunity! Come see this celebrated new development for yourself and everything it has to offer! Check out the "Nude Look Book" in the supplements for more info on the building as well!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2188496    |
| Price          | \$275,000   |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 360         |
| Acres          | 0.00        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 510, 1319 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0W3                |

**Amenities**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Party Room, Picnic Area, Recreation Room |
| Parking   | None                                                                   |

**Interior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Track Lighting, Wired for Data |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating      | Fan Coil, Natural Gas                                                  |
| Cooling      | Central Air                                                            |
| # of Stories | 18                                                                     |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Construction      | Concrete, Glass, Metal Siding |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 99                 |
| Zoning         | DC                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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