

**708, 1319 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2262933**



**\$319,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 482 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Off Street                         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Concrete                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                     | <b>Condo Fee:</b> | \$ 319 |
| <b>Basement:</b>   | -                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                              | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Quartz Counters, Recreation Facilities |                   |        |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

NUDE by battistella, it is simple yet functional. Experience urban living in the West Beltline communality. This 2024 newly built apartment focuses on the details of urban living &mdash; a parcel room, a bike parking garage located on the main floor , bike maintenance area, and a pet grooming station. Living your biggest, best life has never been easier. Located in a prime area just steps away from public transit allows you to reach your destination faster than ever before. Restaurants and shops on the famous 17th Avenue makes sure you are never out of options. Once stepping inside, you will notice the minimalistic and simplistic design. Concrete floors with 9.5ft ceiling and exposed ducting ensures an industrial aesthetic, while the 9ft windows offer a stunning view of the city skyline and also floods the unit with natural light. Open floor plan features custom kitchen cabinets, quartz countertops and conclude with high gloss concrete floor. Rental underground parking available. Investor: Short-term rental and Airbnb are permitted.