

**1002, 1319 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2282975**



**\$389,000**

<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 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 396
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters, Track Lighting		

**Inclusions:** Spice Shelves, Wire Office Shelves, Kitchen Island and 2 Stools

Experience vibrant inner-city living in this striking modern condo at Nude by Battistella, perfectly positioned in Calgary's coveted Beltline community. This stylish unit offers an exceptional opportunity for both first-time buyers and investors seeking a turnkey property in one of the city's most walkable and dynamic neighbourhoods. What truly sets this opportunity apart is that Nude is an Airbnb-friendly building, offering incredible flexibility for investors and owners! Step into a thoughtfully designed layout featuring soaring ceilings and expansive floor-to-ceiling windows that flood the space with natural light while showcasing impressive city views. The sleek industrial-chic aesthetic is defined by polished concrete floors, exposed structural elements, and contemporary finishes that create a bold yet welcoming interior. The modern kitchen boasts quartz countertops and stainless-steel appliances, blending form and function for effortless everyday living. Enjoy the convenience of in-suite laundry and a full four-piece bathroom, while the private balcony with a gas hookup expands your living space outdoors &mdash; ideal for morning coffee or evening BBQs. Residents of Nude by Battistella benefit from an impressive suite of lifestyle amenities including a rooftop patio with social spaces and panoramic skyline views, a resident lounge and games room, secure bike storage, pet washing bay, and direct access to a vibrant streetscape filled with trendy restaurants, boutiques, caf&eacute;s, and nightlife. The location offers unbeatable connectivity &mdash; only minutes to downtown, transit, and major pathways &mdash; making urban living effortless. Stylish, smartly appointed, and perfectly positioned &mdash; this is city living redefined. Live the Beltline lifestyle you've been dreaming of.