

1002, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2282975



\$389,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	482 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 396
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	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 — 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, cafes, and nightlife. The location offers unbeatable connectivity — only minutes to downtown, transit, and major pathways — making urban living effortless. Stylish, smartly appointed, and perfectly positioned — this is city living redefined. Live the Beltline lifestyle you've been dreaming of.