



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

302, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2326154



\$319,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 339
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Glass, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

West Beltline. 1 Bedroom plus Den. 2024 build. Industrial design. 17th Ave at your doorstep. Unit 302 at NUDE by Battistella sits on the quieter west side of the Beltline - the side that feels more like a residential area - while still giving you walkable access to 17th Ave, 14th St, and the Sunalta CTrain. Inside, the design does the talking. Polished concrete floors, 9.5-ft exposed concrete ceilings, and visible ductwork give the space a genuine loft feel. Floor-to-ceiling windows run through the living area and primary bedroom. The kitchen has two-toned cabinetry - gloss white uppers, wood grain lowers - with quartz countertops, stainless steel appliances, and a gas stove. The den is a dedicated home office with a huge window, and it would also fit a single bed for guests. In-suite laundry and central A/C are both included. Step outside to a covered balcony with a gas line hookup and views of the community. When you want even more space, head up to the 18th-floor lounge - pool table, darts, full kitchen and a rooftop patio with downtown views and BBQ. The building also has bike storage, a tool maintenance station, pet grooming area, and a parcel room. If you're looking for a place that's not your average vanilla flavour, this might just be the one!