



GRASSROOTS
REALTY GROUP

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903, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2327970



\$339,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	485 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Glass, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Experience modern urban living in this striking 1-bedroom residence at NUDE by Battistella, a boutique concrete building completed in 2024 in Calgary's sought-after West Beltline. Perfectly positioned on the quieter west side of the community, this home offers a more residential atmosphere while placing the vibrant energy of 17th Avenue, 14th Street, and the Sunalta CTrain Station just a short walk from your door. Designed with Battistella's signature industrial aesthetic, this home is anything but ordinary. Inside, you'll find polished concrete floors, soaring 9.5-foot exposed concrete ceilings, exposed ductwork, and expansive floor-to-ceiling windows that flood both the living area and primary bedroom with natural light. The contemporary kitchen is equal parts style and function, featuring two-toned cabinetry with glossy white upper cabinets, warm wood-grain lowers, quartz countertops, stainless steel appliances, and a gas range. This unit has convenient in-suite laundry. Step outside to your private covered balcony, where you can relax and enjoy views of the surrounding neighbourhood. Residents also enjoy exceptional amenities, including an impressive 18th-floor social lounge with a full kitchen, pool table, darts, rooftop patio, BBQs, and breathtaking downtown skyline views. The building is thoughtfully equipped with secure bike storage, a bike maintenance station, a pet wash and grooming area, and a parcel delivery room. For buyers seeking a home with distinctive architecture, modern finishes, and an unbeatable inner-city lifestyle, this is a refreshing alternative to the ordinary. Welcome to NUDE by Battistella—where bold design meets everyday convenience.