

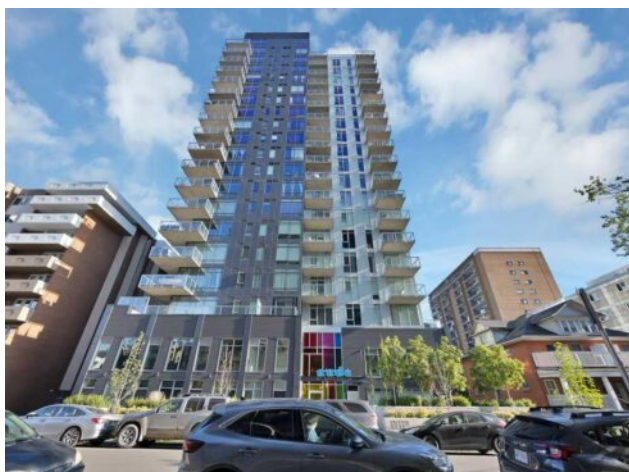


GRASSROOTS
REALTY GROUP

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1807, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2329633



\$374,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	512 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Glass, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to NUDE, a contemporary luxury residence in the heart of Calgary's vibrant Beltline. Perched on the 18th floor of this prestigious 19-storey building, with only the exclusive penthouse level and premium rooftop amenities above, this exceptional corner suite offers an elevated living experience with breathtaking panoramic city views and an abundance of natural light. Designed to impress, this remarkable home features one of the building's largest wraparound balconies, creating an incredible extension of your living space while providing a private outdoor retreat complete with built-in planters, a natural gas hookup, and privacy glass. Whether you're entertaining guests, enjoying your morning coffee, or taking in Calgary's spectacular skyline, this outdoor oasis is truly one of a kind. Inside, you'll be welcomed by soaring ceilings, polished concrete flooring, and a spacious entryway that sets the tone for the home's modern industrial elegance. Floor-to-ceiling windows flood the open-concept living and dining area with sunlight while showcasing sweeping views from nearly every angle. The thoughtfully designed layout offers both style and functionality, creating an inviting space for everyday living and entertaining. The primary bedroom is bright and spacious, featuring impressive city views, high ceilings, and custom built-in cabinetry. A generously sized den offers exceptional flexibility, making it ideal as a home office, reading lounge, or guest space. Additional highlights include central air conditioning, in-suite laundry, and a tiled underground parking stall for year-round convenience. Residents of NUDE enjoy access to an impressive collection of amenities, including a rooftop terrace with spectacular downtown views, a stylish party room, dog wash station, secure bike storage, and more. Located just steps from Calgary's finest restaurants, cafés, shopping, parks,

and entertainment, this is urban living at its finest. Don't miss this rare opportunity to own an exceptional high-floor residence in one of Beltline's most desirable addresses.