GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

203, 1319 14 Avenue SW Calgary, Alberta

MLS # A2329851

$295,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	474 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:	Membrane	**Condo Fee:**	$ 395
Basement:	-	**LLD:**	-
Exterior:	Aluminum Siding , Concrete, Glass, Metal Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Quartz Counters		

Inclusions: N/A

OPEN HOUSE SATURDAY AUG 1st from 11:00AM - 1:00PM! Stylish Unit with Oversized Balcony / Underground Parking / STR & AIRBNB FRIENDLY / Amenities! Welcome to NUDE by Battistella, a building designed for those who appreciate authenticity and architectural grit. This isn’t your cookie-cutter condo; with its open-concept industrial ceilings, exposed ductwork, and sleek polished concrete floors, this one-bedroom unit offers a New York loft aesthetic right in the heart of Calgary’s Beltline. Step inside to an airy, sun-drenched sanctuary that is a rare find. Located on the second floor, this unit boasts an oversized, south-facing balcony that acts as your own private urban terrace. Whether you are hosting a summer BBQ or soaking up the afternoon sun, this massive outdoor extension of the living space is a true game-changer. The minimalist kitchen features stainless steel appliances, a gas cooktop, and beautiful light wood cabinetry. Practicality meets style with in-suite laundry, central air conditioning, and floor-to-ceiling windows. This unit comes complete with its own underground titled parking stall and an assigned storage locker for all your extra gear. NUDE is a community designed for the modern professional, offering a penthouse resident lounge and an expansive rooftop patio with 360-degree city views. Guest logistics are a breeze with underground visitor parking stalls—a rare luxury for downtown living. This is a pet-friendly building where both dogs and cats are welcome with registration and board approval, and it even features a convenient dog wash station. For the urban commuter, there is secure bicycle storage and a dedicated maintenance workshop. Boasting a near-perfect Walk Score, you are just blocks from the vibrant shops and restaurants of 17th Ave SW. Experience the perfect blend of raw industrial design and premium

urban convenience in the ultimate Beltline statement piece.

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