



GRASSROOTS
REALTY GROUP

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708, 1319 14 Avenue
Calgary, Alberta

MLS # A2335179



\$289,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	480 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Live in the heart of Calgary's trendy West Beltline with this sleek, modern industrial condo in Nude by Battistella, located just steps from 17th Avenue, top restaurants, shops, transit, and bike paths. Inside, the home boasts 9.5-foot ceilings with exposed ducting, polished concrete floors, custom cabinetry, quartz countertops, stainless steel appliances with a gas range, a balcony BBQ hookup, and 9-foot floor-to-ceiling windows offering stunning city views. Premium building amenities include a rooftop patio with a fire pit and BBQ station, a penthouse lounge, a pet grooming spa, secure bike storage with a repair station, and on-site management. Contact us today to book your private viewing!