

\$380,000 - 802, 1319 14 Avenue Sw, Calgary

MLS® #A2207046

\$380,000

1 Bedroom, 1.00 Bathroom, 489 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to NUDE by Battistella, a contemporary and stylish condominium development in the heart of downtown Calgary. This one-bedroom plus den unit presents an excellent investment opportunity, with tenants already in place until March 2026, ensuring immediate and steady rental income. Designed for modern urban living, this thoughtfully designed unit features high ceilings and expansive windows that allow natural light to flood the space while offering breathtaking views of the downtown skyline. The open-concept kitchen is equipped with a gas stove, quartz countertops, and premium finishes, catering to those who appreciate both style and functionality. The versatile den provides additional space, making it ideal for a home office, study area, or extra storage. Residents of NUDE enjoy access to top-tier amenities, including a rooftop patio with BBQ stations, a social lounge, a fully equipped fitness center, and secure bike storage. The building's prime location in the vibrant Beltline district places you within walking distance of Calgary's best restaurants, cafés, shops, and transit options, making it a highly desirable area for both residents and investors. With strong rental demand in the Beltline and a lease secured until March 2026, this is an ideal turn-key investment for those looking to expand their real estate portfolio or secure a future home in one of Calgary's most sought-after neighbourhoods. For more information or to schedule a private viewing,



contact us today.

Built in 2024

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2207046 |
| Price | \$380,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 489 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 802, 1319 14 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 0W3 |

Amenities

| | |
|----------------|--|
| Amenities | Parking, Recreation Facilities, Recreation Room, Secured Parking |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Elevator |
| Appliances | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating | Central |
| Cooling | Central Air |
| # of Stories | 19 |

Exterior

| | |
|-------------------|----------|
| Exterior Features | Balcony |
| Roof | Concrete |
| Construction | Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 38 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.