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

MLS® #A2207046

\$380,000

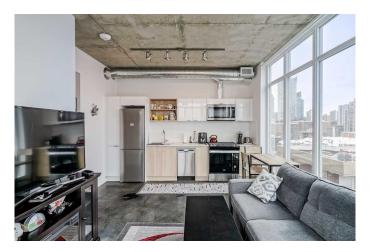
1 Bedroom, 1.00 Bathroom, 489 sqft Residential on 0.00 Acres

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

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