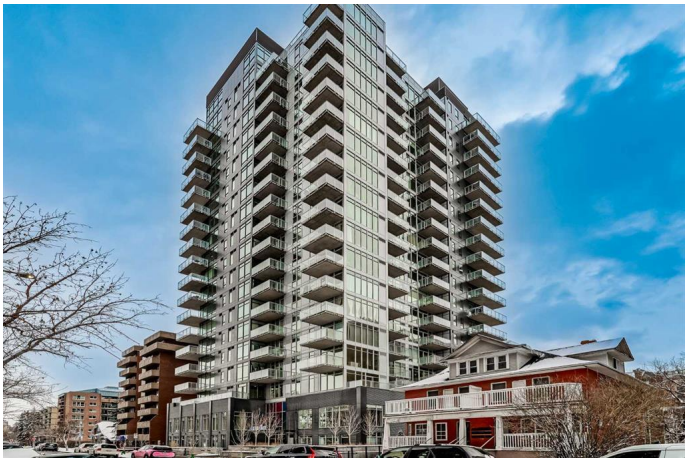
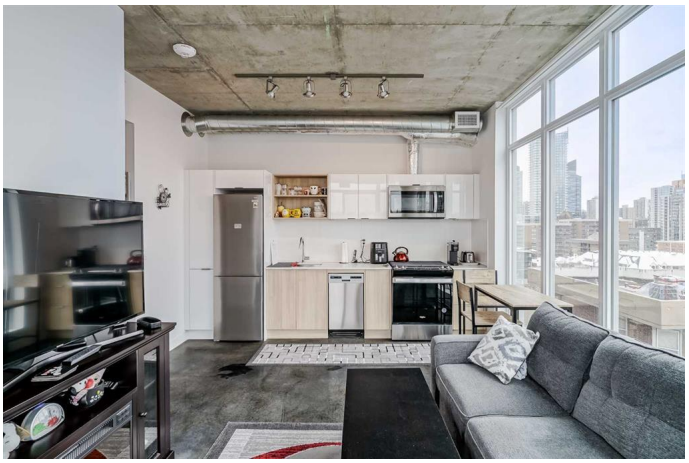
$380,000 - 802, 1319 14 Avenue Sw, Calgary

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 Calgaryâ€™s best restaurants, cafÃ©s, 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 Calgaryâ€™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	68
Zoning	DC

Listing Details

Listing Office	eXp Realty

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