

302, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2307551



\$332,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 339
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Glass, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: furniture & furnishings negotiable

This building was designed to be different. NUDE by Battistella is one of Calgary's few condo buildings with short-term rentals - and this one is already operating as an Airbnb. For an investor, that's a great head start. The unit is a 1-bedroom + den layout with a cool loft feel. Polished concrete floors, 9.5-ft exposed concrete ceilings, and exposed ductwork give the space a raw, industrial edge that photographs and books exceptionally well. The kitchen features two-toned cabinetry - gloss white uppers, wood grain lowers - with quartz countertops, stainless steel appliances, and a gas stove. Floor-to-ceiling windows wrap the living & dining area, pulling in natural light throughout the day. The primary bedroom fits a queen bed and includes its own floor-to-ceiling window. The den is set up as an office and it could easily work as a second bedroom with a single bed. Note: the living room already offers a double sofa bed. The covered balcony has a gas line hookup and looks out over the neighbourhood. In-suite laundry and central A/C are both included. Building amenities are genuinely impressive: an 18th-floor penthouse lounge with pool table, darts, kitchen, and a rooftop patio with downtown views, fire tables, and BBQ. There's also bike storage, a bike maintenance station, and a pet grooming area. You're a short walk to 17th Avenue SW - Calgary's most walkable entertainment area with 70+ restaurants, bars, patios, and boutique shops. Sunalta CTrain station is only a few blocks away, making it easy to get around. Seller is open to negotiating furnishings, making this a fully operational investment from day one.