



## 1319 14 Avenue Calgary Alberta

\$274,000

Welcome to NUDE by Battistella in the heart of Calgary's vibrant Beltline neighbourhood. Step into this chic studio condo boasting polished concrete floors and soaring 9'6" exposed concrete ceilings, exuding an industrial vibe that's both contemporary and cool. This unit offers a cozy yet functional layout, 4pc bathroom and in-suite laundry. The modern kitchen is equipped with stainless steel appliances, quartz counters and custom cabinets. From the floor-to-ceiling windows, take in breathtaking views of the downtown skyline, including the iconic Calgary Tower. Fitted with a BBQ gas line, the spacious balcony is perfect for unwinding after a long day. Head up to the rooftop terrace and enjoy panoramic views while lounging in the sun or hosting friends. Indulge in friendly competition in the games room, complete with a pool table and a convenient kitchen and bathroom. Located on the west side of the Beltline, you're close to so many amenities - restaurants and cafes are just steps away. Plus, with convenient access to the Sunalta C-train, commuting around the city is a breeze. Currently tenanted, this condo presents an excellent investment opportunity. NUDE offers the perfect blend of modern living and urban convenience. (id:6769)

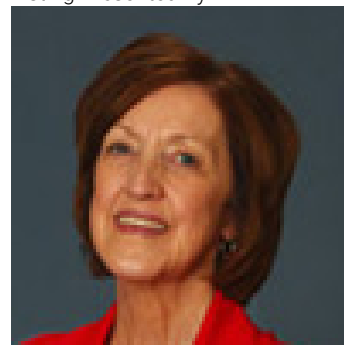
Living room/Dining room 5.66 M x 7.29 M

Kitchen 3.61 M x 1.24 M

4pc Bathroom 1.50 M x 2.41 M

Other 1.98 M x 3.43 M

Listing Presented By:



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eXp Realty

<https://www.calgaryliferealestate.com/>



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