802, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2207046

$380,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	489 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	1	**Baths:**	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		
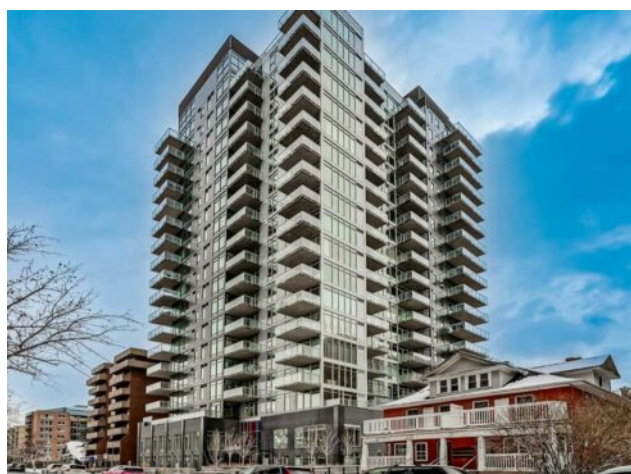
Heating:	Central	**Water:**	-
Floors:	Concrete	**Sewer:**	-
Roof:	Concrete	**Condo Fee:**	$ 396
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Elevator		

Inclusions:	None

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.