

1010, 1319 14 Avenue SW  
Calgary, Alberta

MLS # A2258485

\$257,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Loft/Bachelor/Studio     |        |                  |
| Size:     | 355 sq.ft.                         | Age:   | 2024 (1 yrs old) |
| Beds:     | -                                  | Baths: | 1                |
| Garage:   | None, Off Street, On Street        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                |            |        |
|-------------|------------------------------------------------|------------|--------|
| Heating:    | Central, Fan Coil, Forced Air                  | Water:     | -      |
| Floors:     | Concrete                                       | Sewer:     | -      |
| Roof:       | Membrane                                       | Condo Fee: | \$ 215 |
| Basement:   | -                                              | LLD:       | -      |
| Exterior:   | Concrete, Metal Siding                         | Zoning:    | DC     |
| Foundation: | -                                              | Utilities: | -      |
| Features:   | High Ceilings, Open Floorplan, Quartz Counters |            |        |

Inclusions: n/a

If you're looking for a new asset with the potential for cash flow, this studio condo in NUDE by Battistella is it. Located on the west side of the Beltline - where new builds are rare - this 2024-built condo checks the boxes for short-term and long-term rental income. Inside, you'll find the design today's renters want: cool & modern aesthetic, 9.5ft exposed concrete ceilings, polished concrete floors, and floor-to-ceiling windows showcasing stunning views of the downtown skyline and Calgary Tower. The open-concept layout is compact and efficient, with in-suite laundry, a full 4-piece bathroom, central A/C and a balcony complete with a gas hookup. There are also rooftop social spaces: kitchen, bathroom, games room with pool table, and 360° city views - big perks for guest experiences and listing photos. The building is short-term rental compliant (Airbnb!) and only steps from the Sunalta C-Train station. The area has a strong rental demand and was constructed by Battistella, a trusted local boutique developer known for quality builds. Whether you self-manage or use a management company, this unit is ideal for Airbnb or long-term leases. Turn the key and start generating income!