

# \$259,000 - 1010, 1319 14 Avenue Sw, Calgary

MLS® #A2188162

**\$259,000**

0 Bedroom, 1.00 Bathroom, 355 sqft

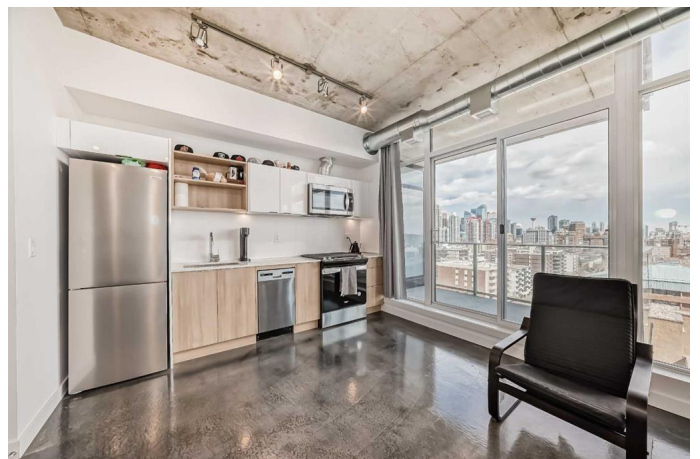
Residential on 0.00 Acres

Beltline, Calgary, Alberta

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 Airbnb and short-term rental compliant and only steps from the Sunalta C-Train station. The area has a strong rental demand and a low vacancy rate (~2.5%). It's very well-managed by a reputable company and constructed by Battistella, a trusted local boutique developer known for quality builds. Whether you self-manage or use a management company, this unit is plug-and-play for Airbnb or long-term leases. Turn the key and start generating income!

Built in 2024

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2188162    |
| Price          | \$259,000   |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 355         |
| Acres          | 0.00        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1010, 1319 14 Avenue Sw |
| Subdivision | Beltline                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3C 0W3                 |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Party Room, Roof Deck, Recreation Room, Visitor Parking |
| Parking   | None, Off Street, On Street                                                           |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Quartz Counters, High Ceilings, Open Floorplan                        |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Central, Fan Coil                                         |
| Cooling           | Central Air                                                           |
| # of Stories      | 18                                                                    |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, BBQ gas line  |
| Roof              | Membrane               |
| Construction      | Concrete, Metal Siding |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 222                |
| Zoning         | DC                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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