

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

MLS® #A2188162

\$259,000

0 Bedroom, 1.00 Bathroom, 355 sqft

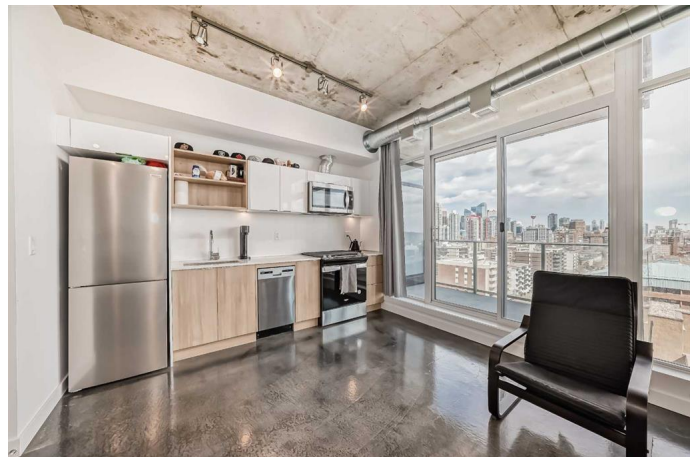
Residential on 0.00 Acres

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, Recreation Room, Visitor Parking, Roof Deck |
| Parking | None, Off Street, On Street |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Gas Stove, Refrigerator, Microwave Hood Fan, Washer/Dryer |
| Heating | Fan Coil, Forced Air, Central |
| 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 | 158 |
| Zoning | DC |

Listing Details

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

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