

# \$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	High Ceilings, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, 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	173
Zoning	DC

## **Listing Details**

Listing Office	eXp Realty
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