

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

MLS® #A2188162

\$259,000

0 Bedroom, 1.00 Bathroom, 355 sqft

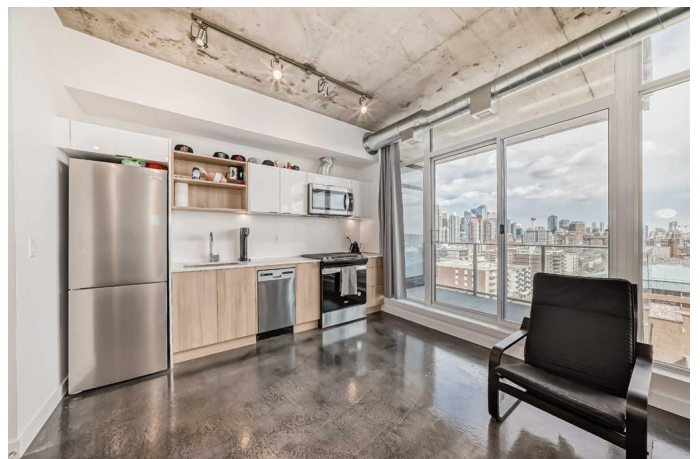
Residential on 0.00 Acres

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	156
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.