

# \$274,900 - 1805, 1319 14 Avenue Sw, Calgary

MLS® #A2192005

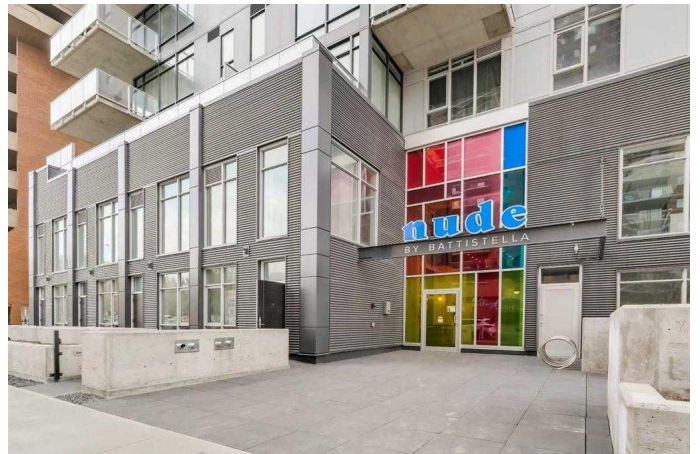
**\$274,900**

0 Bedroom, 1.00 Bathroom, 359 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

DAILY SUNSETS and EXCEPTIONAL VIEWS from this beautiful WEST-FACING SUB-PENTHOUSE STUDIO CONDO in the sophisticated Nude building with OUTSTANDING PENTHOUSE LEVEL AMENITIES and an unsurpassable ultra-chic urban location. This PET-FRIENDLY (upon board approval) building also ALLOWS AIRBNB RENTALS making it a great investment opportunity. Incredibly located mere STEPS AWAY FROM VIBRANT 17TH AVENUE with nightlife, dining, pubs, diverse shops and much more right at your doorstep. This beautiful INDUSTRIAL-STYLED UNIT with sunny WEST EXPOSURE showcases gorgeous DOWNTOWN AND CITY VIEWS through FLOOR-CEILING WINDOWS and is kept comfortable in any season thanks to CENTRAL AIR CONDITIONING. GRAND 9'™ CEILINGS, POLISHED CONCRETE FLOORS, A LARGE OPEN FLOOR PLAN and industrial influences create a modern yet welcoming space. The kitchen inspires culinary adventures featuring QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, A GAS STOVE and trendy 2-toned cabinets. Easily divide the large living space with furniture to create zones for a relaxing bedroom area and an inviting living room facing westward for NIGHTLY SUNSETS. The expansive balcony with a GAS LINE hosts casual barbeques and time spent unwinding with city views as the stunning backdrop. Convenient IN-SUITE LAUNDRY



and a stylishly designed 4-piece bathroom complete the unit. This AMENITY-RICH BUILDING is loaded with extra bonuses including a DOG WASH, BICYCLE STORAGE and a PENTHOUSE RECREATION ROOM for entertaining guests or hanging out with neighbours. The ROOFTOP TERRACE will be your favourite warm weather destination with outstanding views and ample space for outdoor gatherings. When you do need to leave the building, every amenity is just moments away with easy access to transit and the tranquil river walk. Truly an unbeatable inner-city location for this wonderful studio unit in an extraordinary building!

Built in 2024

**Essential Information**

MLS® #	A2192005
Price	\$274,900
Bathrooms	1.00
Full Baths	1
Square Footage	359
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

**Community Information**

Address	1805, 1319 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W3

**Amenities**

Amenities	Elevator(s), Bicycle Storage, Party Room
Parking	None

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Open Floorplan, Soaking Tub
Appliances	Refrigerator, Window Coverings, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Washer
Heating	Natural Gas, Central, Fan Coil
Cooling	Central Air
# of Stories	19
Basement	None

## Exterior

Exterior Features	BBQ gas line
Lot Description	Views
Roof	Membrane
Construction	Concrete, Metal Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 13th, 2025
Days on Market	89
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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