

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

MLS® #A2192005

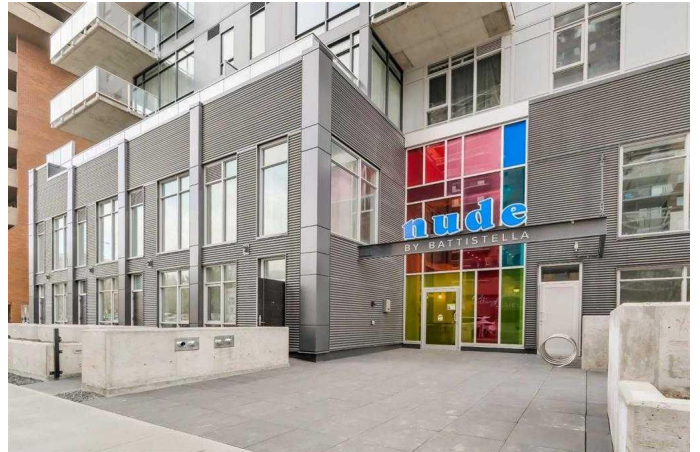
**\$274,900**

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 | 62                  |
| Zoning         | DC                  |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.