302 1319 14 Avenue SW

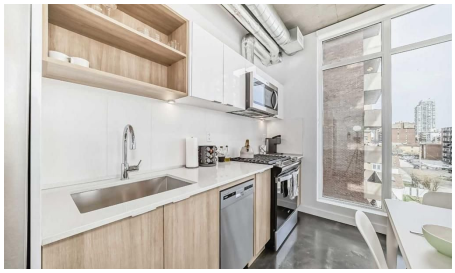
Calgary | Active | MLS® A2326154

$308,180









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2024**	**504.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

West Beltline. 1 Bedroom plus Den. 2024 build. Industrial design. 17th Ave at your doorstep. Unit 302 at NUDE by Battistella sits on the quieter west side of the Beltline - the side that feels more like a residential area - while still giving you walkable access to 17th Ave, 14th St, and the Sunalta CTrain. Inside, the design does the talking. Polished concrete floors, 9.5-ft exposed concrete ceilings, and visible ductwork give the space a genuine loft feel.
Floor-to-ceiling windows run through the living area and primary bedroom. The kitchen has two-toned cabinetry - gloss white uppers, wood grain lowers - with quartz countertops, stainless steel appliances, and a gas stove. The den is a dedicated home office with a huge window, and it would also fit a single bed for guests. In-suite laundry and central A/C are both included. Step outside to a covered balcony with a gas line hookup and views of the community. When you want even more space, head up to the 18th-floor lounge - pool table, darts, full kitchen and a rooftop patio with downtown views and BBQ. The building also has bike storage, a tool maintenance station, pet grooming area, and a parcel room. If you’re looking for a place that’s not your average vanilla flavour, this might just be the one!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326154
Bedrooms	1
Bathrooms	1
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	504.4 sq. ft.
Condo Fee:	$338.56

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	3
Stories Total:	18
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2024 (Age: 2)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2312166
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Aluminum Siding, Concrete, Glass, Metal Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Concrete
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Hall, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Party Room, Recreation Room, Roof Deck, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom - Primary · 11'2" × 8'7" ·
Main Floor	Den · 8'6" × 5'9" ·
Main Floor	Kitchen · 12'6" × 2'10" ·
Main Floor	Dining Room · 12'6" × 6'4" ·
Main Floor	Living Room · 10'7" × 8'10" ·
Main Floor	Balcony · 11'4" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters

Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Jul 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-1319-14-avenue-sw-calgary-a2326154/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.