903 1319 14 Avenue SW

Calgary | Active | MLS® A2354365

$329,900









Bedrooms	Bathrooms	Year Built	Living area
1	1	2024	484.91 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Experience modern urban living in this striking 1-bedroom residence at NUDE by Battistella, a boutique concrete building completed in 2024 in Calgary's sought-after West Beltline. Perfectly positioned on the quieter west side of the community, this home offers a more residential atmosphere while placing the vibrant energy of 17th Avenue, 14th Street, and the Sunalta CTrain Station just a short walk from your door.Designed with Battistella's signature industrial aesthetic, this home is anything but ordinary. Inside, you'll find polished concrete floors, soaring 9.5-foot exposed concrete ceilings, exposed ductwork, and expansive floor-to-ceiling windows that flood both the living area and primary bedroom with natural light. The contemporary kitchen is equal parts style and function, featuring two-toned cabinetry with glossy white upper cabinets, warm wood-grain lowers, quartz countertops, stainless steel appliances, and a gas range. This unit has convenient in-suite laundry. Step outside to your private covered balcony, where you can relax and enjoy views of the surrounding neighbourhood. Residents also enjoy exceptional amenities, including an impressive 18th-floor social lounge with a full kitchen, pool table, darts, rooftop patio, BBQs, and breathtaking downtown skyline views. The building is thoughtfully equipped with secure bike storage, a bike maintenance station, a pet wash and grooming area, and a parcel delivery room.For buyers seeking a home with distinctive architecture, modern finishes, and an unbeatable inner-city lifestyle, this is a refreshing alternative to the ordinary. Welcome to NUDE by Battistella-where bold design meets everyday convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354365
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:	484.91 sq. ft.
Main Level Finished Area:	484.91 sq. ft.
Condo Fee:	$376.89
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:	West
Unit Exposure:	South
Floor Location:	Other
Entry Level:	9
Stories Total:	19
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
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:	Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Aluminum Siding, Concrete, Glass, Metal Frame
Structure Type:	High Rise (5+ stories)
Roof:	Flat Torch Membrane

Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	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, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen With Eating Area · 12'7" × 10'10" ·
Main Floor	Living Room · 12'2" × 11'4" ·
Main Floor	Laundry · 6' × 4'7" ·
Main Floor	Bedroom - Primary · 10'9" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/903-1319-14-avenue-sw-calgary-a2354365/

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