

1201, 626 14 Avenue SW Calgary, Alberta

MLS # A2228308



\$415,000

	Division:	Beltline		
	Туре:	Residential/High Rise (5+ stories)		
	Style:	Apartment-Single Level Unit		
	Size:	672 sq.ft.	Age:	2013 (12 yrs old)
	Beds:	1	Baths:	1
	Garage:	Underground		
	Lot Size:	-		
	Lot Feat:	-		
		Water:	-	
nate, Tile		Sewer:	-	
		Condo Fee	\$ 486	
		LLD:	-	
ng, Concrete, Metal Siding		Zoning:	CC-MH	
		Utilities:		

Inclusions: ΝΔ

Heating:

Floors:

Roof:

Basement:

Foundation: Features:

Exterior:

Welcome to this gorgeous top-floor condo in the highly desirable Calla building. This one-bedroom home offers a modern, open-concept layout with in-suite laundry and stylish laminate flooring throughout the kitchen, living area, and unique and sun-filled den that's perfect as a home office, reading nook, or creative space. The kitchen is both functional and elegant, featuring quartz countertops, stainless steel appliances, a large island, and a breakfast bar ideal for entertaining. The living room is bright and welcoming, with plenty of space for a cozy seating area and a dining table. The bedroom includes a walk-through closet with direct access to the spacious bathroom. Step out onto your private north west-facing balcony and enjoy breathtaking mountain views, along with a northeast-facing glimpse of the Calgary Tower. Additional features include titled underground parking and a separate storage locker on the same floor. The building itself offers outstanding amenities: concierge service, yoga room, gym, steam room, outdoor patio, guest suite, and a huge bike room. Located in a prime downtown spot, you' re just a short walk to the office, public transit, and some of Calgary' s best restaurants on 17th Avenue and 4th Street. Plus, it's an incredibly pet-friendly building—perfect for animal lovers. Don't miss this unique opportunity—book your private showing today!