

**1201, 626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2228308**



**\$415,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 486
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Siding	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** NA

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!