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MLS # A2207515
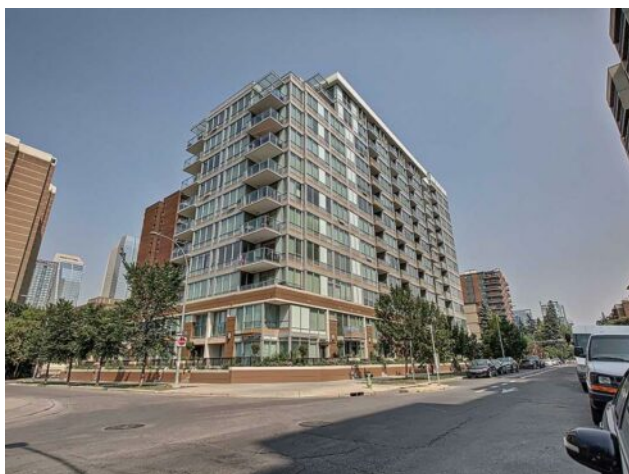
$369,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	534 sq.ft.	**Age:**	2013 (12 yrs old)
Beds:	1	**Baths:**	1
Garage:	Heated Garage, Off Street, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Green Roof	**Condo Fee:**	$ 394
Basement:	-	**LLD:**	-
Exterior:	Aluminum Siding , Composite Siding, Wood Frame	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-
Features:	Quartz Counters		

Inclusions:	N/A

Sophisticated One-Bedroom Suite with Breathtaking Park & City Views in the Highly Dersirable Calla! This stylish and modern property seamlessly combines form and function with its well-designed layout and contemporary finishes. The sleek kitchen features high-end stainless steel appliances, dark quartz countertops, a glass tile backsplash, breakfast bar, and chic flat-panel cabinetry. The primary bedroom offers dual closets, while the bright and airy living and dining area extends to a private balcony, where you can take in picturesque views of the Lougheed House Estate park and the downtown skyline. Additional highlights include an in-suite stacked washer & dryer, central air conditioning, a titled heated underground parking stall, and an assigned storage locker. Calla’s exceptional amenities include a state-of-the-art fitness and yoga studio with premium TechnoGym equipment, a serene private courtyard, a guest suite, bike storage, and concierge service. Perfectly situated between 17th Avenue and Calgary’s downtown core, this is urban living at its finest!