

708, 626 14 Avenue SW
Calgary, Alberta

MLS # A2184876



\$370,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	593 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave Hood fan, Refrigerator, Washer, Window Coverings, garage door opener

Welcome to your stylish and modern 1-bedroom, 1-bathroom condo on the 7th floor of the sought-after Calla building, located in Calgary's vibrant Beltline community. This home offers the perfect mix of luxury, convenience, and comfort. With soaring 9' ceilings and expansive floor-to-ceiling windows facing west, natural light floods the space, creating a bright and airy atmosphere. The open-concept kitchen is a chef's dream, featuring sleek quartz countertops, a spacious breakfast bar, and top-of-the-line stainless steel appliances. Whether you're preparing meals or hosting friends, the seamless flow between the kitchen, living, and dining areas provides an ideal layout for both everyday living and entertaining. Step outside to your private west-facing balcony, perched on the 7th floor, where you can relax and enjoy stunning views. The generously-sized bedroom boasts a walk-through closet and direct access to the 4-piece bathroom, offering both convenience and privacy. An additional versatile space is perfect for a home office or cozy den. For added convenience, in-suite laundry is included. This unit also comes with an underground TITLED parking spot and a separate assigned storage locker, ensuring you have everything you need for easy city living. The Calla building is a luxurious 12-storey property offering exceptional amenities, including a daytime concierge, fitness center, yoga studio, sauna, common courtyard, and guest suite. Located just steps away from the best of downtown Calgary, you'll enjoy quick access to restaurants, shopping, and the excitement of the Beltline neighborhood. With its modern design and top-tier amenities, this condo is the perfect home for those seeking both luxury and convenience in one of Calgary's most desirable areas. Don't miss your chance to see this one today. You won't be disappointed.