

503, 626 14 Avenue SW  
Calgary, Alberta

MLS # A2201877



**\$475,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Green Roof	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Composite Siding, Concrete, Vinyl Siding	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to Calla — where upscale design meets urban convenience in the heart of Calgary’s vibrant Beltline. Perfectly positioned between downtown corporate life and all the shops, dining, and entertainment you love, this stunning corner 2-bedroom, 2-bathroom condo delivers the ultimate inner-city lifestyle. Located on the northeast corner of the building, this home is filled with natural light and offers incredible city skyline views through floor-to-ceiling windows. The modern open-concept design is ideal for both everyday living and entertaining. A spacious, sleek kitchen anchors the home, complete with quartz countertops, glass tile backsplash, a large island with seating, and abundant storage — plus a separate pantry. Your spacious living room seamlessly flows from the kitchen, with direct access to your private balcony — the perfect spot to take in the city lights. The primary suite is thoughtfully designed with three closets and a spa-inspired ensuite featuring dual vanities, a soaker tub, and a rain showerhead. The second bedroom and full guest bath offer flexible space for visitors, a home office, or roommates. Additional highlights include: Built-in desk nook — perfect for working from home, In-suite laundry for added convenience, Titled underground parking, Private storage locker on the same floor as your unit, Guest suite for visiting family and friends, Private landscaped courtyard, Yoga & fitness studio, steam room, and more Calla is a well-managed building known for its terraced and green roofs, overlooking the historic Lougheed House and Beaulieu Gardens — creating a serene oasis amidst city life. If you’re looking for an elegant, functional, and walkable home in the Beltline, look no further. Welcome home!