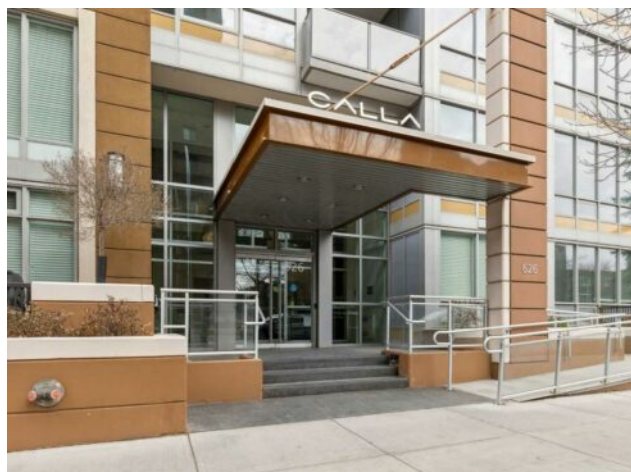


1014, 626 14 Avenue SW
Calgary, Alberta

MLS # A2214445



\$394,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Concrete, Glass	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

CALLA - Calgary's Premier Urban Living. Experience the best of urban living in CALLA, a premier building in an ideal Beltline location. This exceptionally constructed and designed building offers an impeccable and quiet living environment with outstanding amenities. This bright and spacious 1 bedroom, 1 bathroom plus den floor plan features floor-to-ceiling windows that enhance the generous living spaces. Stylish details and a modern open-concept design create a perfect setting for both daily life and entertaining. The well-appointed kitchen is the heart of the home, boasting quartz countertops, a glass tile backsplash, a large island with seating, ample storage, and a pantry. The living and dining areas are enhanced by a feature wall, providing a serene backdrop. The bedroom includes a large walk-through closet and connects to a contemporary 4-piece ensuite with a rain shower and soaker tub. A versatile den adds to the unit's functionality. Additional highlights include in-suite laundry, smart home technology, Phantom patio screen, engineered hardwood flooring in the main living areas, abundant in-unit storage, a same-floor storage locker, a large balcony, and titled parking. CALLA also offers residents access to a well-equipped gym, yoga studio, steam room, and bike storage. Perfectly positioned beside the historic Lougheed House and the serene Beaulieu Gardens, and just moments from the vibrant energy of 17th Avenue, Calla offers a rare blend of city living and timeless charm.