

1010, 626 14 Avenue SW  
Calgary, Alberta

MLS # A2234802



**\$338,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	514 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>	\$ 369
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to Unit 1010 located on the 10th floor of the highly desirable Calla building, perfectly situated in Calgary's vibrant Beltline neighbourhood. This stylish 1-bedroom, 1-bathroom condo offers a sophisticated open-concept layout designed to maximize space and natural light, making it ideal for urban professionals, students, first-time buyers, or investors. The unit features contemporary finishes, in-suite laundry, central air conditioning, and efficient design. The kitchen includes quartz countertops, stainless steel appliances, full-height cabinets, and a large peninsula that's perfect for entertaining. The bathroom has a large tub/shower with chrome fixtures and custom cabinetry. The primary bedroom offers plenty of storage space with dual closets and south facing views over the balcony. Enjoy the comfort and convenience of an assigned storage locker on the 10th floor, titled underground parking, bike storage, on-site concierge, a fully equipped gym and yoga studio, guest suite, private courtyard, and guest suite. You also have great proximity to green spaces like Beaulieu Gardens and the historic Lougheed House. Located in a prime downtown location, this property offers a walkable lifestyle surrounded by cafes, restaurants, shopping, and public transit. Whether you're looking to invest, downsize, or dive into downtown living, Unit 1010 at Calla presents the perfect opportunity to own a contemporary home in one of Calgary's most sought-after communities.