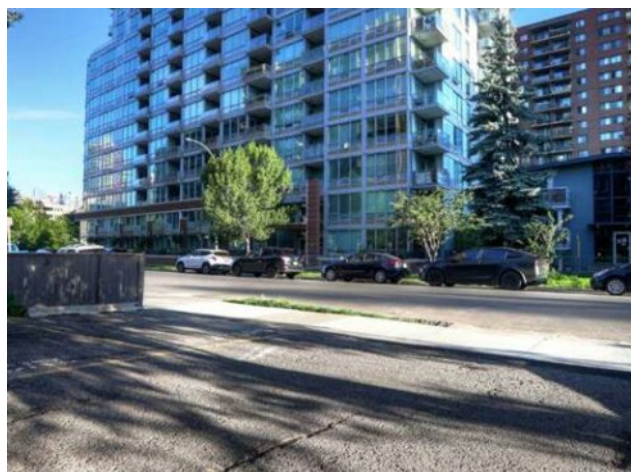


**412, 626 14 Avenue SW
Calgary, Alberta**

MLS # A2249269



\$559,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,001 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 686
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: none

Fabulous two bedroom unit located on the fourth floor with gorgeous city views and a large west facing balcony that overlooks the grounds of The Peter Lougheed Center. This unit comes with two titled parking stalls. All the modern comforts are found in this unit including in-suite laundry, central air conditioning and heating for year round comfort, maintenance free luxury vinyl planks, and a fabulous open floor plan. There is a very functional kitchen layout featuring a huge center island with enough room for a breakfast bar. The layout for the large living room can also accommodate a designated dining area if one chooses. This well managed building has a host of fabulous amenities that includes a concierge service, yoga room and fitness center complete with a steam room, outdoor patio space, and a guest suite which you can reserve for a nominal fee. There is also a large bike room for storage and visitor parking. The Calla building is centrally located within walking distance to many of Calgary's prime shopping and dining districts. Don't miss out on this opportunity; call for your private viewing today.