

205, 626 14 Avenue SW  
 Calgary, Alberta

MLS # A2230211



**\$365,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 665 sq.ft.                         | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, 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> | \$ 461 |
| <b>Basement:</b>   | -                                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Metal Siding                                                                                      | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                                                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Open Floorplan, Recreation Facilities, See Remarks, Steam Room, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to this stunning one-bedroom condo with a den and large storage room in the highly sought-after Calla building, ideally located in the heart of Calgary's vibrant Beltline community. This meticulously maintained home offers an open, airy layout designed for both comfort and functionality. The kitchen is a true highlight, featuring stone counter tops, stainless steel appliances, and generous cabinetry—perfect for hosting friends or preparing your favourite meals. Expansive south-facing windows bathe the living area in natural light, creating a bright and inviting space throughout the day. The primary bedroom provides a peaceful retreat, complete with a walk-through closet that leads to a stylish, spa-inspired bathroom with elegant finishes. Convenient dual access to the bathroom makes it easily accessible from the main living area—ideal for guests. The versatile den is perfect for a home office, workout nook, or creative space, while the rare in-suite storage room near the entrance offers impressive, practical storage capacity not often found in condo living. Step outside to your private balcony and soak up the summer sun. Additional features include in-suite laundry, central air conditioning, a storage locker just steps from the unit, and titled underground parking—essential for Calgary's winter months. Residents of Calla enjoy premium amenities such as a fully equipped fitness centre, yoga studio, steam room and more. Located just moments from the restaurants, cafés, and boutiques of 17th Avenue and 4th Street—and a short walk to the downtown core—this condo offers the perfect blend of urban energy and everyday comfort. Don't miss this rare opportunity to own a refined home in one of Calgary's premier buildings.