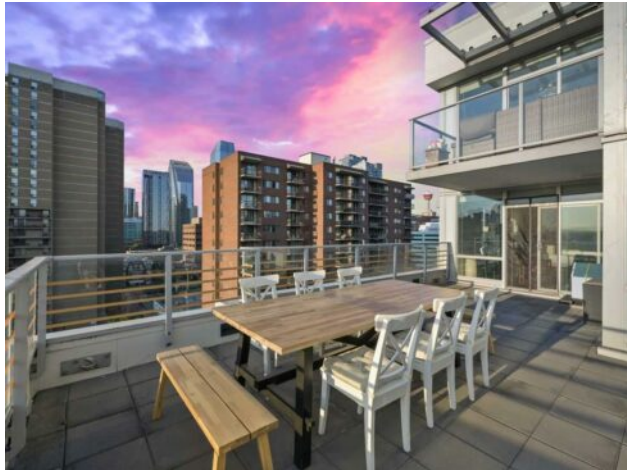


**1111, 626 14 Avenue SW**  
**Calgary, Alberta**
**MLS # A2251913**

**\$550,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 637
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	na		

Welcome to refined urban living in the highly sought-after Calla building. Located right in the heart of downtown Calgary, this stunning SUB-PENTHOUSE is perched on the 11th floor and has everything you could dream of. Spanning nearly 900 sq ft, this CORNER UNIT features a modern open-concept layout, two bedrooms, and two full bathrooms. Floor-to-ceiling windows in every room flood the home with natural light from its north and west exposures. One of its true highlights is the west-facing EXPANSIVE PRIVATE PATIO (over 400 sq ft!), offering sweeping views of Central Memorial Park, the Calgary Tower, and beyond. Outdoor spaces of this size are incredibly rare at this price point, making it a perfect setting for entertaining as the living room flows seamlessly onto the patio. The primary suite also includes its own SECOND PRIVATE BALCONY for a quiet escape, along with a luxurious 5-piece ensuite complete with dual sinks, a separate shower, and a soaker tub. The kitchen is thoughtfully designed with stone countertops, stainless steel appliances, and abundant storage to keep the space sleek and functional. AIR CONDITIONING ensures comfort year-round, while in-suite laundry adds convenience. For parking and storage, you'll enjoy TWO TITLED SIDE-BY-SIDE UNDERGROUND STALLS and a private storage locker located just steps from your unit. Calla residents enjoy exceptional amenities: concierge service, steam room, yoga studio, fitness centre, guest suite, and an inviting outdoor courtyard for socializing. Located in the vibrant Beltline, you're within walking distance of 17th Avenue's expansive mix of shops, dining, and nightlife, as well as Beaulieu Gardens, the historic Lougheed House, Sheldon Chumir Health Centre, and Central Memorial Park. Don't miss your chance to own an incredibly desirable blend of luxury,

convenience, and lifestyle&mdash;an opportunity to experience city living at its very finest. Book your showing today!