

**714, 626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219067**



## \$394,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	703 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 495
<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>	-

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Steam Room, Vinyl Windows, 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 abundant and full of natural light creating a soothing environment. 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, engineered hardwood flooring in the main living areas, abundant in-unit storage, 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.