

**1009, 626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2220576**



## \$355,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	513 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>	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>	No Smoking Home, Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	n/a
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Welcome to CALLA—Calgary’s premier address for sophisticated urban living, ideally situated in the vibrant Beltline district just steps from the historic Lougheed House, serene Beaulieu Gardens, and the energy of 17th Avenue. This impeccably maintained 1-bedroom + 1-bathroom offers a bright, open-concept layout with floor-to-ceiling windows that fill the space with natural light. The gourmet kitchen is a chef’s dream, featuring quartz countertops, glass tile backsplash, full-height cabinetry, stainless steel appliances, and a large island perfect for dining and entertaining. The spacious living and dining areas flow seamlessly onto a private balcony with picturesque park and city views. The primary bedroom is a true retreat with dual closets, and includes a luxurious 4-piece ensuite with a soaker tub and rain shower. Additional highlights include engineered hardwood flooring, in-suite laundry, central air conditioning, a titled underground parking stall located conveniently near the elevator, and an assigned storage locker. CALLA residents enjoy resort-style amenities including a concierge, secure elevator access, a fully equipped gym with premium TechnoGym equipment, yoga studio, steam room, guest suite, private courtyard, bike storage, and ample visitor parking. This is a rare opportunity to own a piece of refined, urban luxury in one of Calgary’s most desirable buildings.