

**407, 626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286504**



**\$325,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	583 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage		

**Inclusions:** None

Welcome to Unit 407 in Calla, a beautifully appointed one bedroom plus den in the heart of Calgary's vibrant Beltline, perfectly positioned next to Lougheed House and just steps from the shops, restaurants, and nightlife of 17th Avenue SW. This stylish condo offers central air conditioning and an upgraded kitchen featuring quartz countertops, full height cabinetry, and modern finishes that blend elegance with everyday functionality. The open concept layout flows seamlessly into the bright living area, complete with durable vinyl plank flooring and large windows that flood the space with natural light. Step out onto the south facing balcony, an ideal spot to enjoy your morning coffee or unwind in the evening. The primary bedroom features a walk through closet that leads to a well appointed four piece cheater ensuite, while the versatile flex space is perfect for a home office or den. Additional highlights include in suite laundry, one titled underground parking stall, and a separate storage locker. Residents of Calla enjoy premium amenities including a well equipped fitness centre, yoga studio, sauna, and guest suite. With elevated finishes, thoughtful design, and an unbeatable inner city location, this home offers the very best of urban living.