

**1011, 626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2292841**



**\$499,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled		
<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>	\$ 679
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Rare opportunity to own a sub-penthouse apartment in the Calla, ideally located in Calgary's Beltline. This southwest-facing corner unit offers over 960 sq. ft. of open-concept living space with city views and a clear outlook over the historic Lougheed House and its surrounding green space. Exceptionally quiet, this home shares only one adjoining wall in the ensuite. The unit above is set back, so most of the space has only a patio overhead. The kitchen features a large island seating four, stone countertops, stainless-steel appliances, and plenty of drawer storage. A separate pantry adds more space. The kitchen connects to a dining area and living room, with an additional office nook offering great natural light. The primary bedroom includes a custom walk-in closet plus an additional built-in for extra storage. The ensuite bathroom has dual sinks, a tiled shower, and a soaker tub. The second bathroom includes a tiled shower, stone countertop vanity, and the in-suite stacked washer and dryer. The second bedroom features floor-to-ceiling windows and can serve as a guest room or office. Flooring includes laminate throughout, carpet in the primary bedroom, and tile in both bathrooms. The balcony offers excellent city views and enough space for a patio set, with barbecues permitted. Additional features include in-unit storage near the entrance, a same-floor storage locker, and a titled heated underground parking stall. The building also provides heated visitor parking and bicycle storage, with convenient 2-hour street parking out front. Building amenities include a fitness centre, yoga studio, guest suite (available for \$75/night), and concierge from Tuesday through Saturday for deliveries and added security and convenience. A well-designed, quiet, and spacious unit in one of downtown Calgary's most desirable buildings.