

**815, 626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2293834**



**\$379,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	706 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Parkade, Stall, 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>	Other	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Open Floorplan, See Remarks		

**Inclusions:** None

Welcome to Calla, a premier luxury residence in Calgary's sought-after Beltline. This beautifully designed 1 bedroom + den unit offers the perfect balance of style, function, and downtown convenience. The open-concept layout is complemented by high-end finishes, modern cabinetry, and expansive windows that fill the space with natural light. The versatile den provides the ideal work-from-home setup or additional storage, making this unit perfect for professionals or investors alike. The spacious primary bedroom and well-appointed living area create a comfortable and inviting atmosphere, while the sleek kitchen is designed for both everyday living and entertaining. Residents of Calla enjoy exceptional amenities including a fully equipped fitness centre, yoga studio, steam room, and concierge service. Located just steps from Calgary's best restaurants, cafes, shopping, and green spaces, this is urban living at its finest.