

507, 626 14 Avenue SW
Calgary, Alberta

MLS # A2294122



\$324,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters, Storage		

Inclusions: A wall-mounted, anchored desk in the office.

South-facing light. Inner-city energy. Parkside calm. This is where work-from-home meets live-for-the-weekend. Perfectly positioned with sun-filled exposure, a layout built for productivity and a location that blends vibrant city living with the Lougheed House green space at your doorstep, this condo delivers the balance everyone's chasing. Unit 507 at Calla - where your morning coffee turns into a walk to your favourite cafe and your evenings spill effortlessly onto 17th Ave. Inside you will love the versatility of a one bed + den layout, especially if a space to take video calls and meet deadlines is needed. The contemporary kitchen is built for entertainers - quartz counters, stainless steel appliances, wrap around cabinets and breakfast bar. The amalgamated living + dining areas create a seamless flow while the patio is always calling. The primary bedroom boasts a walk-through closet to the chic bathroom. Enjoy the perks of in-suite laundry, underground parking, storage locker, bike room and onsite amenities such as a fitness facility, yoga area, steam room, walk-out courtyard and concierge service. Located in the heart of the Beltline, this condo delivers the ultimate urban advantage: walk everywhere, drive when you want, not when you have to. Modern comfort. Everyday convenience. Lifestyle dialed in.