

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

**MLS # A2320509**



**\$314,900**

<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 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Kitchen Island, No Animal Home, Quartz Counters		

**Inclusions:** n/a

Experience stylish inner-city living at Calla in the heart of the Beltline. This well-designed one-bedroom condo offers a bright, open layout with floor-to-ceiling windows, a sleek modern kitchen, quartz countertops, premium stainless steel appliances, in-suite laundry, and a private balcony. Enjoy exceptional building amenities including heated underground parking, assigned storage, fitness centre, yoga room, steam room, concierge service, and guest suite access. A great opportunity to own in one of Calgary's most desirable urban communities.