

1203, 626 14 Avenue SW
Calgary, Alberta

MLS # A2322077



\$459,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade, Secured, Side By Side, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this top-floor corner unit at The Calla, one of Calgary's best-managed and most sought-after condo buildings. A rare offering, it includes TWO side-by-side parking stalls on P1. Updated in 2025 with new flooring, fresh paint, and new kitchen appliances. The open-concept layout has expansive city views and great natural light from its corner position. It also has the largest kitchen in the building, with quartz countertops, an island with seating, a pantry, and a built-in desk or bar space. The primary bedroom features THREE closets and a full ensuite with double vanity. The second bedroom sits on the opposite side for privacy, ideal for guests or a home office. A recently completed Reserve Fund Study (2026) found Calla to be in excellent financial condition, indicating minimal risk of significant condo fee increases or special assessments. Combined with already below-average condo fees and potential rental income from the additional parking stall (currently rented out), this property offers exceptional value. Amenities include a full-time concierge, fitness centre, yoga studio, steam room, guest suite, gated courtyard, bike storage, visitor parking, and secure storage on the same floor as the unit. This pet-friendly building sits beside Beaulieu Gardens, steps from downtown and the shops, restaurants, and nightlife of 17th Avenue.