

311, 626 14 Avenue SW
Calgary, Alberta

MLS # A2166102



\$515,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	970 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 679
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: N/A

Opportunity knocks with this stunning 2-bed, 2-bath corner unit in the sought-after Calla building, offering breathtaking views of the historic Lougheed House and Beaulieu Gardens. This southwest-facing unit is drenched in natural light and just shy of 1000 sq ft, making it the perfect space for stylish, inner-city living. Designed for spacious living and entertaining, the open-concept layout includes a gourmet kitchen with quartz countertops, glass tile backsplash, a large island, and top-of-the-line stainless steel appliances. Full-height cabinets provide ample storage. The living and dining areas are surrounded by large windows which make the space feel inviting and warm, and the spacious balcony overlooks those stunning park views. The primary bedroom is a true retreat, featuring a walk-in closet and a spa-like ensuite with dual sinks, a shower, and a soaker tub. Head out into the living area to the second bedroom which overlooks the lush green space and features sliding doors with a well-appointed closet. A second 3-piece bath and in-suite laundry complete this thoughtfully designed unit. Additional perks include titled underground parking, an assigned storage locker on the same floor, and air conditioning. Calla's exceptional amenities include a concierge, gym, yoga studio, steam room, guest suite, secured bike room, and more. Situated in a quiet yet vibrant area, just steps from parks, shopping, dining, and entertainment, this unit is a must-see!