



1203, 626 14 Avenue SW  
Calgary, Alberta

MLS # A2322077



**\$459,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.