

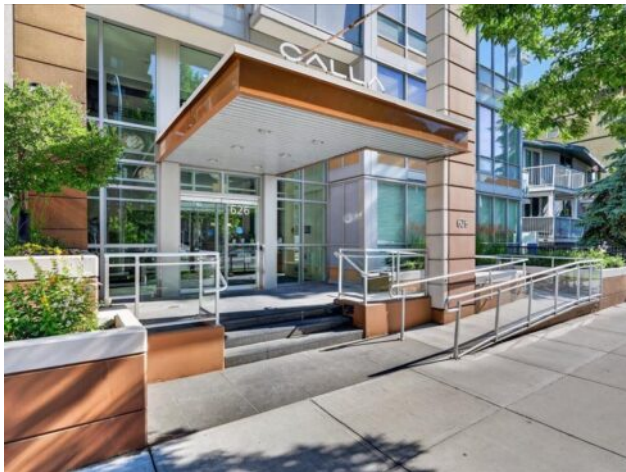


GRASSROOTS
REALTY GROUP

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414, 626 14 Avenue SW
Calgary, Alberta

MLS # A2333551



\$349,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Insulated, Rear Drive, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Are you looking for a new home with walkability, convenience, and modern aesthetic? What about with a West facing patio overlooking Beaulieu Gardens and The Lougheed House? Freshly painted with AC, this 1 bedroom/1 bathroom condo with den is located in one of Calgary's best developments – Calla. Passing the extensively landscaped grounds heading inside, you'll immediately be encased by the sense of community. The queen of Calla, Lyn is your concierge specialist, and she is just one of the fabulous features that makes this building a community. At the entrance, the two-storey foyer is bright and full of plants. On this level you will find access to the Guest Suite and Fitness Facilities, and before you head up to this wonderful home, be sure to check out the gated back courtyard with patio. One of the largest 1-bedroom floor plans in the building, unit 414 is ready to welcome YOU home. The spacious foyer houses the front hall closet, main entry into the bathroom and access to the den/office. Perfect for working from home, additional storage or perhaps a place to have your cousin stay when they are conveniently in town for Stampede. Wide plank laminate flooring runs though the main area, and the warm tones compliment the neutral colour palette of the kitchen. Light quartz counters wrap around the peninsula island and create dimension paired with grey subway tile. Stainless steel appliances and recessed lighting add to the modern design. Across from the kitchen, you'll find the upgraded laundry, and a combination pantry/storage closet. Since you are mere steps to many of Calgary's beloved eateries, you might opt to just have bar stools at the island, but there is also room for a table if that is more your speed. The airy living room is framed by picture windows and is the perfect spot to have friends gather to

watch whatever program inspires your memes for the week. The living room leads out to your west facing patio that overlooks the park, and the living room beyond your balcony serves as your own garden backdrop to the sunset. The primary bedroom overlooks the balcony and the walk in closet leads into the 4 piece bathroom. Offering plenty of storage, decadent style and generous counter space, this bathroom feels more like a fancy hotel than your new home. The deep soaker tub will be perfect after you've spent the summer exploring the inner city. This home also comes with a free titled underground parking stall and assigned storage locker. Create new memories, routines, and friendships here, at Calla. Contact your trusted agent to book a showing before She Goes!