



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

701, 626 14 Avenue SW
Calgary, Alberta

MLS # A2335077



\$369,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	678 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Calla, one of Calgary's premier condominium buildings, perfectly positioned in the heart of the Beltline. This beautifully maintained 1-bedroom + den residence offers a bright, open-concept layout with expansive west-facing views and stunning sightlines to the Calgary Tower, creating the perfect blend of urban living and everyday comfort. The spacious kitchen is the heart of the home, featuring a large quartz island, ample counter space, sleek cabinetry, and a brand-new LG dishwasher. The open living and dining area is flooded with natural light and flows seamlessly onto the northwest-facing balcony, where you can enjoy beautiful west-facing views of the park, along with vibrant north-facing city views. The generous primary bedroom offers a peaceful retreat with a walk-through closet leading to a well-appointed bathroom complete with a deep soaker tub and shower combination. A versatile den provides the perfect space for a home office, reading nook, or creative studio, while a brand-new Whirlpool washer and dryer add everyday convenience. Residents of Calla enjoy an exceptional collection of amenities, including a full-time concierge, fitness centre, steam room, recreation lounge, bicycle storage, titled underground secured parking, and low condo fees. Located just steps from the vibrant shops, restaurants, cafés, and nightlife of 17th Avenue SW, this unbeatable location also offers easy access to the downtown core, the Saddledome, Stampede Park, the C-Train, grocery stores, boutique shopping, and beautiful green spaces, including Central Memorial Park. Whether you're enjoying a morning coffee on a local patio, exploring Calgary's best dining, or commuting to work, everything you need is just a short walk away. This is an exceptional opportunity to own a stylish, move-in-ready home in one of Calgary's most sought-after

buildings.