

**905, 626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2277160**



**\$475,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Perched on the 9th floor with sunny south and east views of the downtown core and the sunny south towards the Elbow river, this corner unit is a must see. Calla is a long-time favourite in the Beltline for its location and walkability to downtown and 17 Avenue. This 2-bedroom, 2-bathroom layout is a favourite in the building as it is one of the largest floorplans in the building and rarely these style units come available. This best part about this unit is the layout offers flexibility to either have your living space by the patio, or dining space by the island or by the patio. With 961 square feet, large windows, and consistent sun exposure. It is an ideal space for someone who enjoys everything inner city life has to offer. As you enter this floorplan foyer creates a defined entry away from the main living area. The open concept living space is functional and bright. Floor to ceiling windows showcase the downtown skyline which can be enjoyed both day and night. Dark espresso laminate floors pair with the kitchen, which features a large quartz island and well-appointed storage. The kitchen flows to the dining and living areas and opens to a private SE balcony with room to relax as well as space for a barbecue. The two bedrooms sit on opposite sides of the unit, which is an ideal layout. The primary bedroom has a walkthrough closet and a 4-piece ensuite with a stand-up shower and soaker tub. The second bedroom is spacious and works well as a bedroom, office or flex room. A walk-through closet connects to a 3-piece bath. In suite laundry and strong storage complete the interior. This unit has had some recent updates which include fresh paint, new carpet, new washer/dryer, upgraded faucets, central AC and more. Calla provides great amenities such as concierge, a fitness room, yoga space, sauna, guest suite, bike storage, and visitor parking plus secure storage rooms

on the same floor as the unit. One titled parking stall is included. This home is ideal for singles or professional couples who want inner city convenience and to be in the heart of walkable accessibility to everything you need.