

**1203, 626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2314546**



**\$474,900**

<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

New Price + Incredible Value. Welcome to this top-floor corner unit in one of Calgary's best-managed and most sought-after condo buildings; The Calla. A rare offering, this home includes TWO side-by-side parking stalls conveniently located on P1. Thoughtfully updated in 2025, the unit features brand-new flooring, fresh paint throughout, and new kitchen appliances including a refrigerator, microwave, and dishwasher. The bright, open-concept layout is enhanced by expansive city views and an abundance of natural light from its premium corner positioning. This home boasts the largest kitchen layout in the building, complete with quartz countertops, and island with seating, ample cabinetry plus a pantry for additional storage, as well as a separate built-in desk or home bar space. The spacious primary bedroom features THREE closets and a full ensuite with a double vanity. The second bedroom is thoughtfully positioned on the opposite side of the unit, offering ideal privacy for guests or a home office. Residents of The Calla enjoy outstanding amenities including a full-time highly attentive concierge, fitness centre, yoga studio, steam room, guest suite, bike storage, visitor parking, and secure storage rooms conveniently located on the same floor as the unit. NOTE: The second parking stall is currently rented to another owner in the building. This pet-friendly building is ideally situated beside Beaulieu Gardens, and is just steps from Calgary's downtown core and the vibrant shops, restaurants, and nightlife of 17th Avenue. Experience urban living at its finest in one of the city's premier condo communities. Be sure to view the iGuide 3D walkthrough!