

# \$394,900 - 1014, 626 14 Avenue Sw, Calgary

MLS® #A2214445

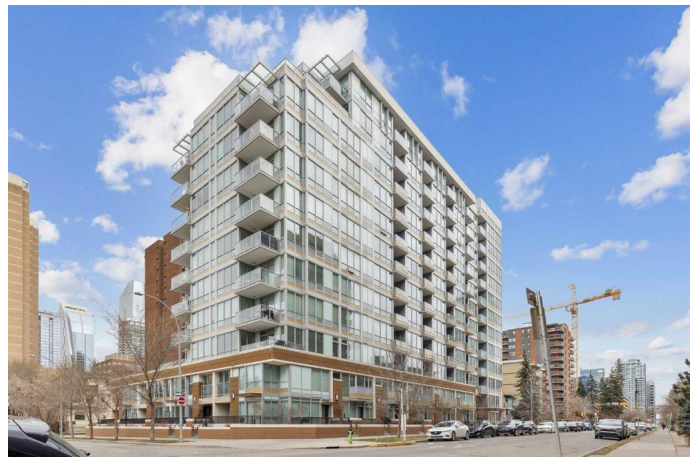
**\$394,900**

1 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

CALLA - Calgary's Premier Urban Living. Experience the best of urban living in CALLA, a premier building in an ideal Beltline location. This exceptionally constructed and designed building offers an impeccable and quiet living environment with outstanding amenities. This bright and spacious 1 bedroom, 1 bathroom plus den floor plan features floor-to-ceiling windows that enhance the generous living spaces. Stylish details and a modern open-concept design create a perfect setting for both daily life and entertaining. The well-appointed kitchen is the heart of the home, boasting quartz countertops, a glass tile backsplash, a large island with seating, ample storage, and a pantry. The living and dining areas are enhanced by a feature wall, providing a serene backdrop. The bedroom includes a large walk-through closet and connects to a contemporary 4-piece ensuite with a rain shower and soaker tub. A versatile den adds to the unit's functionality. Additional highlights include in-suite laundry, smart home technology, Phantom patio screen, engineered hardwood flooring in the main living areas, abundant in-unit storage, a same-floor storage locker, a large balcony, and titled parking. CALLA also offers residents access to a well-equipped gym, yoga studio, steam room, and bike storage. Perfectly positioned beside the historic Lougheed House and the serene Beaulieu Gardens, and just moments from the vibrant energy of 17th Avenue, Calla offers a rare blend of city living and timeless charm.



Built in 2013

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214445          |
| Price          | \$394,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 701               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1014, 626 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0X4                |

## Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Recreation Room, Sauna, Secured Parking, Storage, Trash, Visitor Parking, Snow Removal |
| Parking Spaces | 1                                                                                                                                |
| Parking        | Underground                                                                                                                      |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                          |
| Heating           | In Floor, Natural Gas                                                                                                                    |
| Cooling           | Central Air                                                                                                                              |
| # of Stories      | 12                                                                                                                                       |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Tar/Gravel      |
| Construction      | Concrete, Glass |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | CC-MH            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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