

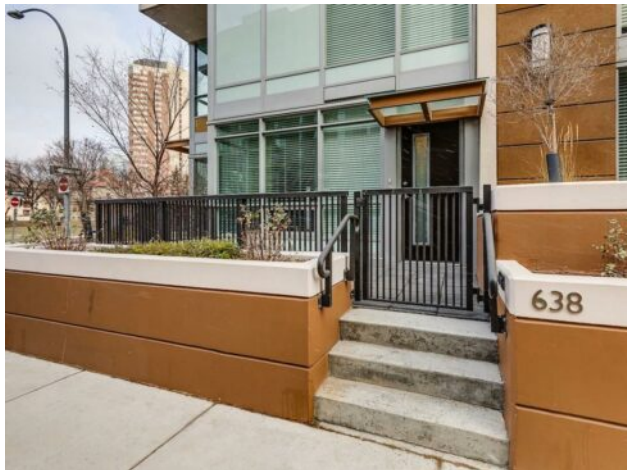


GRASSROOTS
REALTY GROUP

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638 14 Avenue SW
Calgary, Alberta

MLS # A2264680



\$500,000

Division:	Beltline		
Type:	Residential/Other		
Style:	2 Storey		
Size:	900 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Central, Radiant	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt/Gravel, Flat, Green Roof	Condo Fee:	\$ 653
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Concrete, Metal Frame, Metal Siding , Wood Siding, Stucco, Vinyl Siding	Zoning:	CC-Bldg
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Experience the perfect balance of townhome convenience and condo living in this modern southwest corner residence located within the highly regarded Calla building. Overlooking the park and surrounded by the best of the Beltline community, this home offers a unique blend of lifestyle, design, and practicality. Set in the heart of Beltline — ranked as Avenue Magazine's #1 community — this property offers exceptional walkability with a Walk Score of 95, placing shopping, dining, Sheldon Chumir Hospital, and public transit just steps from your door. The home features two private entrances and two oversized patios — one measuring 7' x 15' and the other 11' x 23', offering a combined outdoor space of approximately 348 sq. ft.. With one south-facing and one west-facing, they are perfect for outdoor entertaining or relaxing with views of the park. Inside, soaring 18-foot floor-to-ceiling windows flood the living space with natural light from both the south and west, highlighting the open-concept layout and durable laminate flooring throughout the main living areas and bedrooms. The spacious primary suite includes an ensuite bathroom and a Juliet balcony overlooking the park, while the versatile second bedroom with a walk-in closet is ideal as a home office or additional living space. The gourmet kitchen is equipped with a quartz island and ample storage, making it ideal for both meal preparation and entertaining. Everyday living is made easier with in-suite laundry featuring new machines and central air conditioning for year-round comfort. Residents of Calla enjoy a full range of premium amenities including a concierge service, secure building access, a fully equipped fitness centre, yoga studio, sauna/steam room, guest suite, and visitor parking. Secure underground

parking and bike storage are included, along with both in-suite storage and a secured locker for additional space. This modern townhome combines the privacy and ease of a standalone residence with the convenience and amenities of a well-managed condominium. Perfectly situated in one of Calgary's most vibrant inner-city communities, this home is ready to welcome its next owner. Contact us today to schedule your private viewing or learn more about this exceptional property.