



507, 626 14 Avenue SW  
Calgary, Alberta

MLS # A2294122



**\$324,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	575 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters, Storage		

**Inclusions:** A wall-mounted, anchored desk in the office.

South-facing light. Inner-city energy. Parkside calm. This is where work-from-home meets live-for-the-weekend. Perfectly positioned with sun-filled exposure, a layout built for productivity and a location that blends vibrant city living with the Lougheed House green space at your doorstep, this condo delivers the balance everyone's chasing. Unit 507 at Calla - where your morning coffee turns into a walk to your favourite cafe and your evenings spill effortlessly onto 17th Ave. Inside you will love the versatility of a one bed + den layout, especially if a space to take video calls and meet deadlines is needed. The contemporary kitchen is built for entertainers - quartz counters, stainless steel appliances, wrap around cabinets and breakfast bar. The amalgamated living + dining areas create a seamless flow while the patio is always calling. The primary bedroom boasts a walk-through closet to the chic bathroom. Enjoy the perks of in-suite laundry, underground parking, storage locker, bike room and onsite amenities such as a fitness facility, yoga area, steam room, walk-out courtyard and concierge service. Located in the heart of the Beltline, this condo delivers the ultimate urban advantage: walk everywhere, drive when you want, not when you have to. Modern comfort. Everyday convenience. Lifestyle dialed in.