



GRASSROOTS
REALTY GROUP

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1104, 626 14 Avenue SW
Calgary, Alberta

MLS # A2153967



\$329,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	537 sq.ft.	Age:	2013 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 390
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Storage		

Inclusions: N/A

Introducing CALLA, a highly sought-after residential gem nestled within the vibrant Beltline District in downtown Calgary. Tucked away on a tranquil street yet conveniently mere steps away from the bustling downtown core and 17th Avenue, this EAST-facing, sub-penthouse level unit is perched elegantly on the 11th floor. It stands as one of the cherished few with EXPANSIVE VIEWS in the complex, you'll love being able to see the Calgary tower and Stampede fireworks from your home. Elegance meets functionality within this open concept layout, showcasing meticulously crafted engineered hardwood floors, exquisite quartz countertops, a suite of stainless-steel appliances, the convenience of in-suite laundry, the added comfort of AIR CONDITIONING and a office niche for those who need a small home office. This unit further offers a thoughtfully located storage locker on the same floor (rare), as well as an OVERSIZED, PREMIUM underground parking stall. Living at Calla means indulging in a plethora of amenities, including the services of a dedicated concierge, a well-appointed fitness/yoga studio, a rejuvenating steam room, secure bike storage, guest suite and underground visitor parking. Embrace the vibrant urban lifestyle, with delectable restaurants, charming coffee shops, and boutique stores just moments away from your doorstep. This unit is stunning, and is an absolute must-see if you're looking for convenience and luxury. Seize this rare opportunity to make Calla your home!