

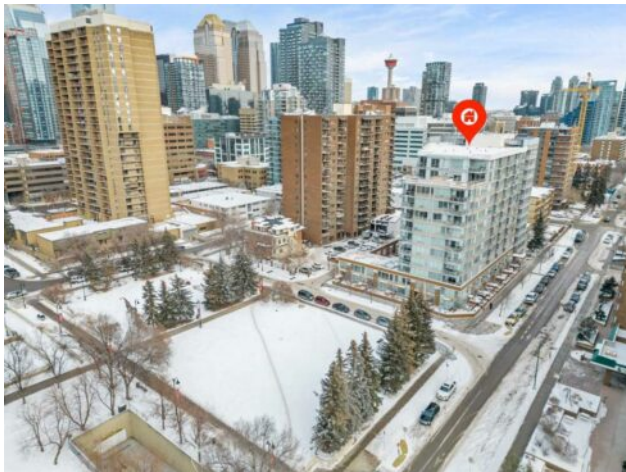


**GRASSROOTS**  
REALTY GROUP

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203, 626 14 Avenue SW  
Calgary, Alberta

MLS # A2194686



**\$499,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	966 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Green Roof	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	None		

CORNER TWO BEDROOM, 2 FULL BATH UNIT! Calla's architecture incorporates a multitude of modern features with an unbeatable location! Across from the historic Loughheed House and Beaulieu Gardens in the Beltline's central Connaught district. Walk a few blocks to 4th Street and 17th Avenue with some of the best restaurants, galleries & entertainment in the city. Inside you'll discover a spacious open plan with 9-foot ceilings, loads of floor to ceiling windows inviting natural light to flood into this SE corner unit. Central air conditioning. Spacious balcony has glass rails facilitating street line views. The wide, open kitchen has contemporary flat panel cabinetry, stainless steel appliances, white quartz counter-tops, pantry & a glass tile backsplash. The floorplan has loads of open space allowing for the perfect placement of furniture, creating your own custom living areas perfect for your lifestyle. The amenities are amazing! Full time concierge service. Yoga studio, massive gym with loads of equipment & a view of the private outdoor courtyard. Bathrooms with showers plus a beautifully tiled steam room. Secured bike storage. Storage locker located on the same floor as the unit. The titled parking stall is oversized with nobody on one side! Even your guests can be pampered with an overnight stay in the fully furnished guest suite. Bring your pet as Calla allows for dogs and cats.