

# \$369,000 - 713, 626 14 Avenue Sw, Calgary

MLS® #A2207515

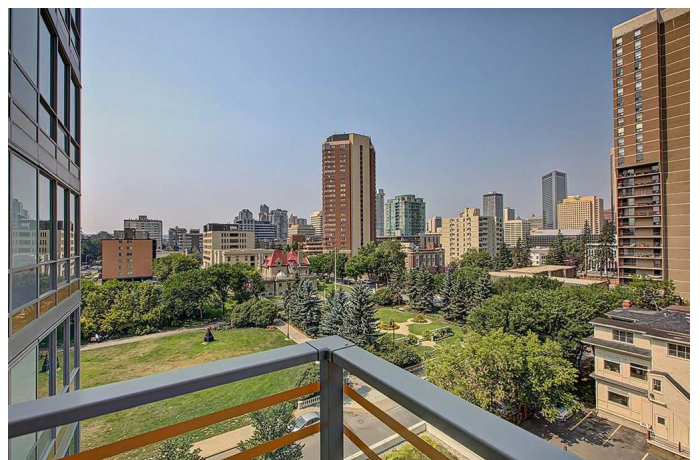
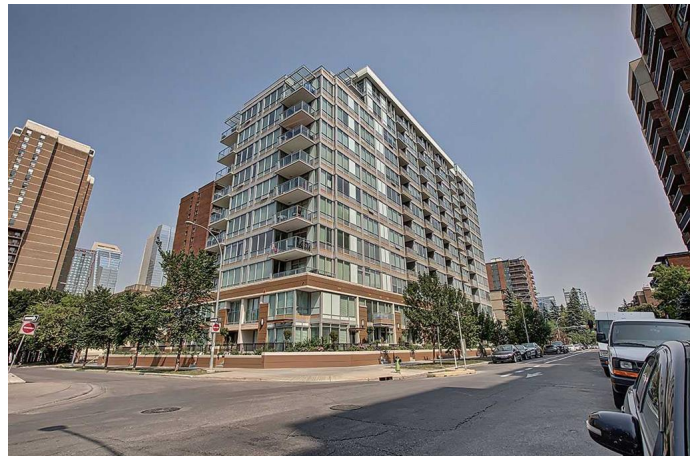
**\$369,000**

1 Bedroom, 1.00 Bathroom, 534 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Sophisticated One-Bedroom Suite with Breathtaking Park & City Views in the Highly Desirable Calla! This stylish and modern property seamlessly combines form and function with its well-designed layout and contemporary finishes. The sleek kitchen features high-end stainless steel appliances, dark quartz countertops, a glass tile backsplash, breakfast bar, and chic flat-panel cabinetry. The primary bedroom offers dual closets, while the bright and airy living and dining area extends to a private balcony, where you can take in picturesque views of the Lougheed House Estate park and the downtown skyline. Additional highlights include an in-suite stacked washer & dryer, central air conditioning, a titled heated underground parking stall, and an assigned storage locker. Calla's exceptional amenities include a state-of-the-art fitness and yoga studio with premium TechnoGym equipment, a serene private courtyard, a guest suite, bike storage, and concierge service. Perfectly situated between 17th Avenue and Calgary's downtown core, this is urban living at its finest!



Built in 2013

## Essential Information

MLS® # A2207515

Price \$369,000

Bedrooms 1

|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 534               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 713, 626 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0X4               |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Visitor Parking, Bicycle Storage, Guest Suite, Sauna |
| Parking Spaces | 1                                                                                 |
| Parking        | Heated Garage, Off Street, Secured, Underground, Parkade                          |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fan Coil                                                                   |
| Cooling           | Central Air                                                                |
| # of Stories      | 10                                                                         |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony                                       |
| Roof              | Green Roof                                    |
| Construction      | Composite Siding, Wood Frame, Aluminum Siding |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |       |
|----------------|-------|
| Days on Market | 19    |
| Zoning         | CC-MH |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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