

\$349,900 - 204, 626 14 Avenue Sw, Calgary

MLS® #A2130465

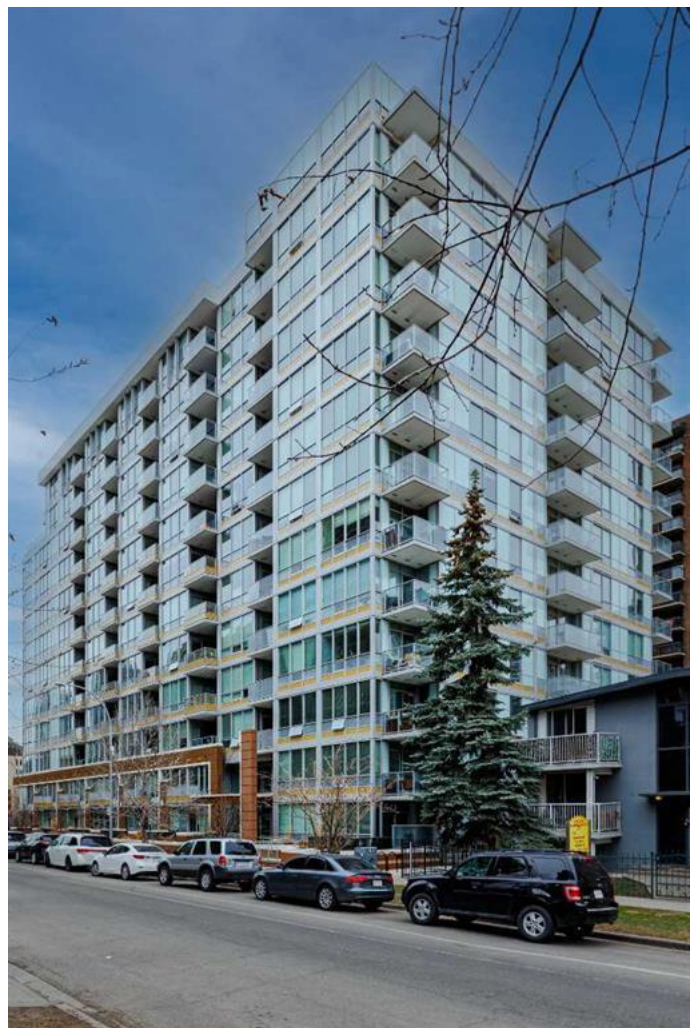
\$349,900

1 Bedroom, 1.00 Bathroom, 640 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

***OPEN HOUSE - THURSDAY MAY 16TH 4:00-6:00 P.M. Please view the Video. An exceptional bright and spacious one Bedroom with Den/Office and south facing Sunroom in the prestigious Calla building! This distinctive, contemporary designed pet friendly, 12 story concrete building offers incredible convenient urban living! Boasting a 98% walkability. You will enjoy unparalleled accessibility, within walking distance to restaurants, shopping destinations, entertainment venues, cafes, parks, and boutique stores. This immaculate move-in ready, air-conditioned condo features nine-foot ceilings, south facing floor to ceiling windows and south balcony. The living and dining room offers lots of room for furniture placement. A well-designed kitchen features stainless steel appliances, modern over height cabinetry, quartz counter tops, glass tile backsplash and an eating bar, perfect for entertaining. The primary bedroom offers two closets, including a walk-through closet with organizers and cheater door to the four-piece bathroom. You will enjoy the tiled deep soaker tub /shower and modern custom designed vanity with cabinet and shelf. Pocket door from the foyer opens to the perfect home office space. The sunroom adjacent to the bedroom makes an ideal private retreat or an extension to the bedroom with sliding glass doors. Convenient in-suite laundry and assigned storage locker located in the storage room right across the hallway! Titled parking in the secure heated underground parkade.



Residents of the Calla building enjoy unparalleled amenities, fully equipped gym, steam room, yoga room, showers, owner's courtyard, bicycle storage room and underground visitor parking. Calla ensures safety and security with concierge service. Your visitors will enjoy the luxurious guest suite that is available. A highly sought-after gem nestled on a tranquil street in the vibrant Beltline District of Calgary is the perfect place to call home! INVESTORS PLEASE NOTE THAT ONE BEDROOM CONDOS SMALLER THAN THIS UNIT HAVE RENTED FOR \$2000 PLUS. ON RENT FASTER, YOU WILL SEE ONE PRESENTLY LISTED FOR \$2,400 PER MONTH**.

Built in 2013

Essential Information

MLS® #	A2130465
Price	\$349,900
Sold Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	640
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	204, 626 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2R0M8

Amenities

Amenities Bicycle Storage, Elevator(s), Secured Parking, Trash, Visit

Parking Spaces 1

Parking Heated Garage, Parkade, Tit

Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

of Stories 12

Exterior

Exterior Features Balcony

Roof Tar/Gravel

Construction Concrete, Metal Siding

Additional Information

Date Listed May 9th, 2024

Date Sold June 6th, 2024

Days on Market 28

Zoning CC-MH

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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