



THE
A-TEAM

**RE/MAX
FIRST**

626 14 Avenue #1006, Calgary T2R 0X4

MLS® #: **A2160484**

Area: **Beltline**

Listing Date: **09/02/24**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **492**
Low Sqft:
Ttl Sqft: **492**

Parkade, Titled, Underground

DOM

16
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Stucco, Wood Siding**
Flooring: **Carpet, Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	17' 9" x 11' 3"	Kitchen	Main	8' 4" x 8' 2"
Bedroom - Primary	Main	10' 2" x 9' 0"	Foyer	Main	5' 1" x 4' 2"
4pc Bathroom	Main	8' 1" x 5' 5"	Laundry	Main	2' 11" x 2' 3"
Balcony	Main	8' 1" x 6' 2"			

Legal/Tax/Financial

Condo Fee:
\$357

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **1312515**

Remarks

Pub Rmks: **This south-facing suite at Calla is a fantastic opportunity for first-time buyers and investors alike. The suite features a smart and functional layout with designated living and dining areas. The modern kitchen has quartz countertops, stainless steel appliances, a sleek subway tile backsplash, an industrial-style sink, and a full breakfast bar. The bedroom benefits from large windows and dual-door closets. The bathroom includes a deep soaker tub, a large vanity mirror, and built-in storage. Additional perks include low condo fees, in-suite laundry, a same-floor private storage locker, and heated underground parking. Residents can also access onsite amenities such as a concierge, a fitness facility, a yoga studio, and steam rooms. Located in the heart of Calgary's vibrant Beltline district, Calla enjoys a prime inner-city location with a Walkscore of 95, offering exceptional accessibility to an array of amenities. Steps away from the suite, you'll find popular grocery stores like Safeway and Co-op, trendy coffee shops such as Analog Coffee and Phil & Sebastian, and a variety of restaurants including Ten Foot Henry, Pigeonhole, and Una Pizza + Wine, all contributing to the lively neighborhood atmosphere. The suite is also within easy walking distance to public transit options and the downtown office core, making it ideal for those who work or study in the city. Close proximity to green spaces like Central Memorial Park provides a touch of nature amidst urban convenience. With everything at your doorstep, this suite truly embodies the convenience and vibrancy of inner-city living.**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123