



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**626 14 Avenue #915, Calgary T2S3G5**

MLS® #: **A2177218**

Area: **Beltline**

Listing Date: **11/04/24**

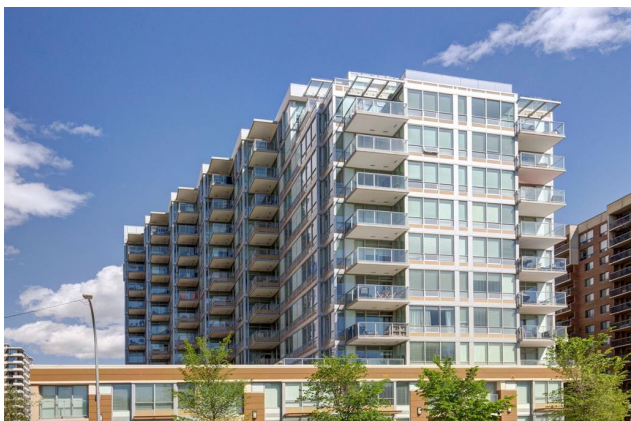
List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **707**  
Low Sqft:  
Ttl Sqft: **707**

DOM

**16**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Titled, Underground**

Utilities and Features

Roof: **Concrete**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete, Glass**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11'3" x 11'1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10'5" x 9'0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11'3" x 8'5"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11'3" x 8'0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0'0" x 0'0"</b>
<b>Den</b>	<b>Main</b>	<b>9'0" x 7'7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$511**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-MH**

Monthly

Legal Desc: 1312515

Remarks

Pub Rmks: **Welcome to the CALLA located in the Beltline's central Connaught District and this large one bedroom plus den condo with great views of Lougheed House and Beaulieu Gardens from your private balcony. This beautiful home offers a gourmet kitchen with large eat-up bar, quartz counters, glass tile backsplash, top of the line stainless steel appliances with full height dark brown cabinets, sunroom/den, large walk-through closet with organizer, bathroom with oversized soaker tub, rainhead shower, marble counters and contemporary fixtures. Other great features include wide plank flooring, large windows with custom blinds, in-suite washer/dryer, 4 hall closets offer lots of in-suite storage plus locker on the same floor. CALLA offers central air conditioning, gym and yoga studio looking onto courtyard, steam room with M/W washrooms and showers, visitor suite, underground secured parking with 8 guest parking stalls, secured bike room with racks, and a beautiful main lobby.**

Inclusions: N/A  
Property Listed By: RE/MAX iRealty Innovations

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



