



THE
A-TEAM

**RE/MAX
FIRST**

626 14 Avenue #515, Calgary T2R0X4

MLS® #: **A2179933**

Area: **Beltline**

Listing Date: **01/11/25**

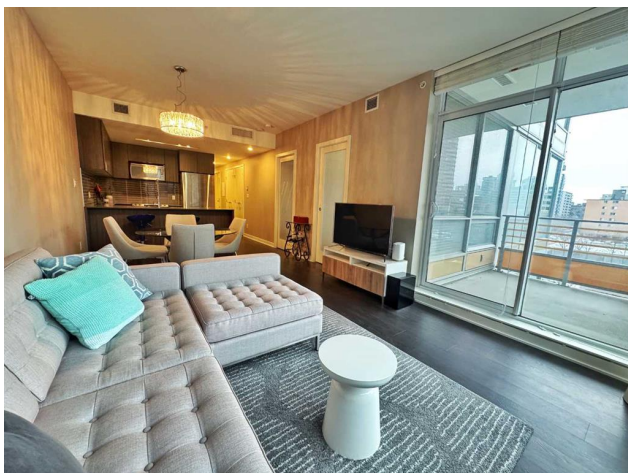
List Price: **\$387,000**

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: **719**
Low Sqft:
Ttl Sqft: **719**

Titled, Underground

DOM

11

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Green Roof**

Heating: **Fan Coil, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete, Metal Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings**

Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	37`2" x 28`2"	Kitchen	Main	26`10" x 27`8"
Laundry	Main	11`6" x 10`11"	Entrance	Main	14`6" x 26`0"
Pantry	Main	5`9" x 11`3"	4pc Ensuite bath	Main	29`6" x 23`6"
Walk-In Closet	Main	22`8" x 21`1"	Den	Main	29`6" x 24`4"
Bedroom - Primary	Main	29`6" x 34`5"	Balcony	Main	27`8" x 21`4"

Living Room

Main

36`11" x 38`7"

Legal/Tax/Financial

Condo Fee:
\$511

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **1312515**

Remarks

Pub Rmks:

Welcome to urban living at its finest! Situated in the heart of the charming Beltline, this exquisite 1-bedroom plus den 1-bathroom condo in the prestigious Calla building offers sophisticated lifestyle with modern convenience. You are nested between culture and vibrance, with walking distance to both downtown and the bustling 17 Ave shops and eateries. You will be greeted by the stylish lobby with soaring windows, complimented by concierge service, secured bike room, gym, yoga and sauna facilities, and a deluxe guest suite for your out of town guests! Convenience doesn't stop here. The assigned storage is on the same floor as your unit, ensuring your belongings are never far away. Imagine air filters, smoke detectors, and window cleanings are all taken care of by the building maintenance, making your city living hassle-free. Inside the condo unit, you will be delighted by the generous storage space throughout. The floor to ceiling windows allow you to soak in the views and sunlight from the NW, overlooking the historic Lougheed House and the beautiful Beaulieu Gardens as you step out to your private outdoor retreat. The den is beautifully laid out by the windows and balcony - perfect for a home office, indoor green garden, or a cozy reading nook. The den also acts as a natural extension of the primary bedroom, tastefully connected to the designer 4-piece bathroom by a spacious walk-through. This is almost 400 sqft of personal retreat space all in one! High end finishing is reflected throughout the bathroom and kitchen design, with quartz countertop, top of the line stainless steel appliances, and full size cabinets that flush to the ceiling. This luxurious open concept kitchen flows nicely to the dining and living area, perfect for hosting friends. Other treats include 9 foot ceiling, in-suite laundry and air-conditioning, as well as one titled underground parking - an accessible parking space which is a rare bonus! Located just a few blocks from the downtown hotspots, C-Train, and an array of delightful restaurants, this condo not only offers a place to live but a vibrant community to thrive in. Don't miss your chance to experience urban living at its best—schedule a viewing today!

Inclusions:

pendant light in dining area

Property Listed By:

Grand Realty

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







