

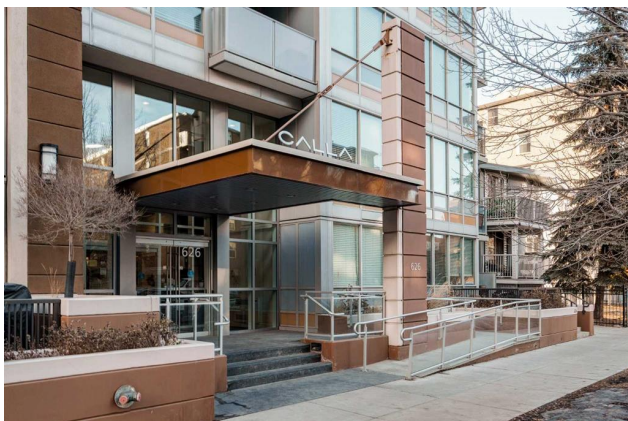


THE
A-TEAM

**RE/MAX
FIRST**

626 14 Avenue #715, Calgary T2R 0X4

MLS®#: **A2187680** Area: **Beltline** Listing Date: **01/16/25** List Price: **\$385,000**
 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: **709**
 Low Sqft:
 Ttl Sqft: **709**

Underground

DOM

6
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Central** Construction: **Composite Siding, Concrete**
 Heating: **Central** Flooring: **Carpet, See Remarks, Tile**
 Sewer: **Balcony** Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, No Animal Home, Open Floorplan, See Remarks, Stone Counters, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	9`0" x 7`2"	Bedroom	Main	9`0" x 10`4"
Dining Room	Main	11`4" x 9`8"	Kitchen	Main	11`4" x 8`7"
Living Room	Main	11`4" x 10`6"	Office	Main	9`0" x 7`2"

Legal/Tax/Financial

Condo Fee: **\$511** Title: **Leasehold** Zoning: **CC-MH**
 Fee Freq:

Monthly

Legal Desc: **1312515**

Remarks

Pub Rmks: **If you are looking for a downtown lifestyle and in a quiet well-run building this could be the one for you! Welcome to the 7th floor of the Calla building! This stylish unit is over 700 sqft and has 1 bed, 1 bath, a den and only shares a wall with one other unit as it is situated next to the floor's storage area for added quiet and convenience. The open-concept main living area has a kitchen complete with stainless steel appliances, quartz countertops, an eat-in bar and plenty of storage. The sunny living and dining spaces are complemented by floor-to-ceiling north-west facing windows, which allow you to enjoy plenty of light throughout the day and sunsets in the evening. Just off the living room is a spacious balcony with beautiful views of Loughheed House and Beaulieu Gardens. Inside, you'll notice the flexible den space that is flooded with natural light and is a perfect area for a work-from-home office. The bedroom has a large walk-through closet and adjoins a modern 4 piece ensuite- complete with a rain shower and soaker tub. Other great features of this unit include in-suite laundry, engineered hardwood throughout the living and kitchen areas, plenty of extra storage within the unit and a storage locker just down the hall on the same floor. This pet-friendly (with approval) building also has incredible amenities such as an on-site, full-time concierge (5 days a week), a full gym, yoga studio, steam room and a bike storage room. With it's proximity to 17th ave, the beltline and downtown it is an unbeatable location for both work and play. Book your private showing today!**

Inclusions:
Property Listed By: **mirror
Charles**

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



