

626 14 Avenue #503, Calgary T2R 0X4

MLS® #: **A2201877** Area: **Beltline** Listing Date: **03/13/25** List Price: **\$475,000**
 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:

Finished Floor Area

Abv Sqft: **829**
 Low Sqft:
 Ttl Sqft: **829**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Flat Torch Membrane,Green Roof**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Storage**

Construction:
Aluminum Siding ,Composite Siding,Concrete,Vinyl Siding
 Flooring:
Carpet,Ceramic Tile,Vinyl
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`11" x 8`6"	Living Room	Main	12`7" x 11`6"
Dining Room	Main	12`7" x 8`10"	Bedroom - Primary	Main	10`7" x 9`7"
Bedroom	Main	10`5" x 9`2"	3pc Bathroom	Main	8`8" x 4`11"
5pc Ensuite bath	Main	8`4" x 6`9"	Balcony	Main	9`0" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$595

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **1312515**

Remarks

Pub Rmks:

Welcome to Calla — where upscale design meets urban convenience in the heart of Calgary's vibrant Beltline. Perfectly positioned between downtown corporate life and all the shops, dining, and entertainment you love, this stunning corner 2-bedroom, 2-bathroom condo delivers the ultimate inner-city lifestyle. Located on the northeast corner of the building, this home is filled with natural light and offers incredible city skyline views through floor-to-ceiling windows. The modern open-concept design is ideal for both everyday living and entertaining. A spacious, sleek kitchen anchors the home, complete with quartz countertops, glass tile backsplash, a large island with seating, and abundant storage — plus a separate pantry. Your spacious living room seamlessly flows from the kitchen, with direct access to your private balcony — the perfect spot to take in the city lights. The primary suite is thoughtfully designed with three closets and a spa-inspired ensuite featuring dual vanities, a soaker tub, and a rain showerhead. The second bedroom and full guest bath offer flexible space for visitors, a home office, or roommates. Additional highlights include: Built-in desk nook — perfect for working from home, In-suite laundry for added convenience, Titled underground parking, Private storage locker on the same floor as your unit, Guest suite for visiting family and friends, Private landscaped courtyard, Yoga & fitness studio, steam room, and more Calla is a well-managed building known for its terraced and green roofs, overlooking the historic Lougheed House and Beaulieu Gardens — creating a serene oasis amidst city life. If you're looking for an elegant, functional, and walkable home in the Beltline, look no further. Welcome home!

Inclusions:
Property Listed By: **NA
Real Broker**

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







