

# \$425,000 - 1201, 626 14 Avenue Sw, Calgary

MLS® #A2228308

**\$425,000**

1 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this gorgeous top-floor condo in the highly desirable Calla building. This one-bedroom home offers a modern, open-concept layout with in-suite laundry and stylish laminate flooring throughout the kitchen, living area, and unique and sun-filled den that's perfect as a home office, reading nook, or creative space. The kitchen is both functional and elegant, featuring quartz countertops, stainless steel appliances, a large island, and a breakfast bar ideal for entertaining. The living room is bright and welcoming, with plenty of space for a cozy seating area and a dining table. The bedroom includes a walk-through closet with direct access to the spacious bathroom. Step out onto your private north west-facing balcony and enjoy breathtaking mountain views, along with a northeast-facing glimpse of the Calgary Tower. Additional features include titled underground parking and a separate storage locker on the same floor. The building itself offers outstanding amenities: concierge service, yoga room, gym, steam room, outdoor patio, guest suite, and a huge bike room. Located in a prime downtown spot, you're just a short walk to the office, public transit, and some of Calgary's best restaurants on 17th Avenue and 4th Street. Plus, it's an incredibly pet-friendly building—perfect for animal lovers. Don't miss this unique opportunity—book your private showing today!



Built in 2013

## Essential Information

MLS® #	A2228308
Price	\$425,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1201, 626 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0X4

## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Recreation Facilities, Sauna, Secured Parking, Storage, Trash, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	12

## Exterior

Exterior Features	Balcony
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Construction      Composite Siding, Concrete, Metal Siding

### **Additional Information**

Date Listed      June 8th, 2025

Days on Market      6

Zoning      CC-MH

### **Listing Details**

Listing Office      Century 21 Bamber Realty LTD.

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