

# \$499,900 - 203, 626 14 Avenue Sw, Calgary

MLS® #A2194686

**\$499,900**

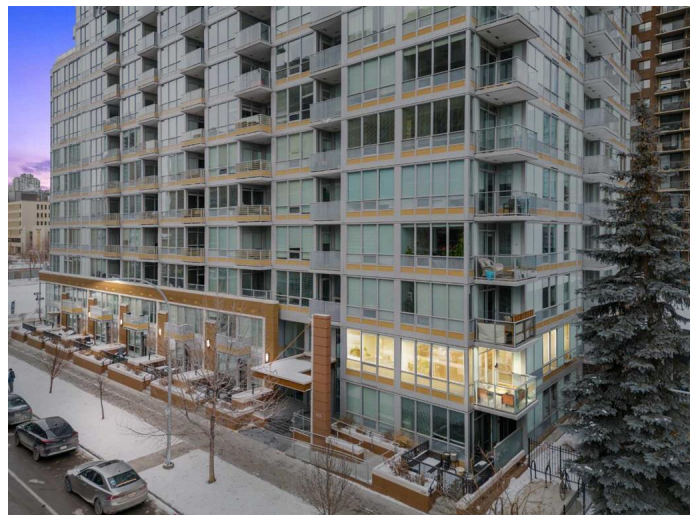
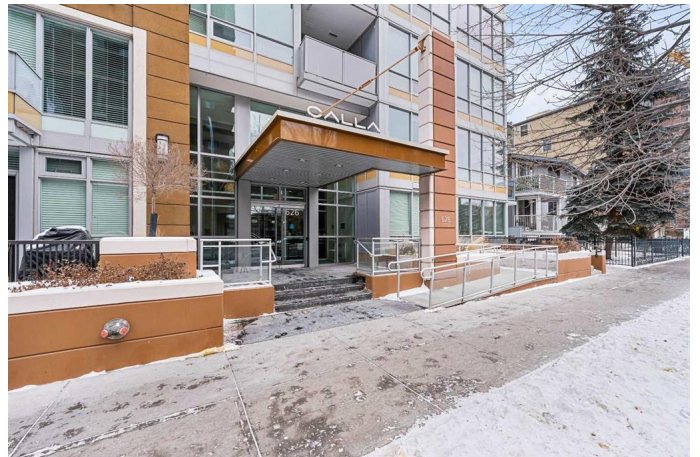
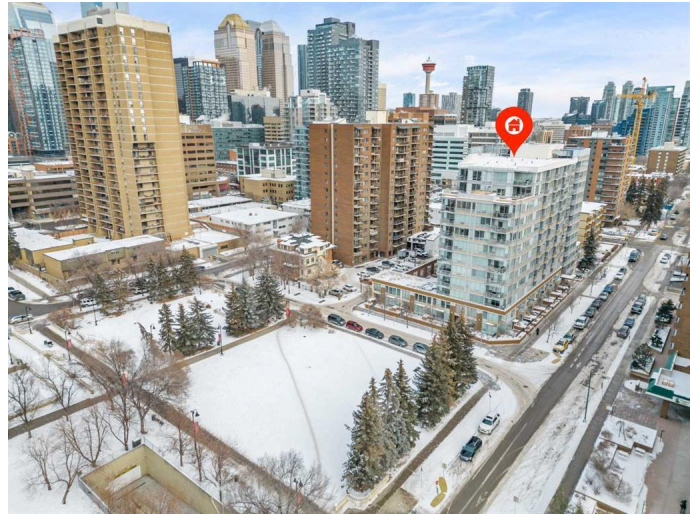
2 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

CORNER TWO BEDROOM, 2 FULL BATH UNIT! Calla's architecture incorporates a multitude of modern features with an unbeatable location! Across from the historic Lougheed House and Beaulieu Gardens in the Beltline's central Connaught district. Walk a few blocks to 4th Street and 17th Avenue with some of the best restaurants, galleries & entertainment in the city. Inside you'll discover a spacious open plan with 9-foot ceilings, loads of floor to ceiling windows inviting natural light to flood into this SE corner unit. Central air conditioning. Spacious balcony has glass rails facilitating street line views. The wide, open kitchen has contemporary flat panel cabinetry, stainless steel appliances, white quartz counter-tops, pantry & a glass tile backsplash. The floorplan has loads of open space allowing for the perfect placement of furniture, creating your own custom living areas perfect for your lifestyle. The amenities are amazing! Full time concierge service. Yoga studio, massive gym with loads of equipment & a view of the private outdoor courtyard. Bathrooms with showers plus a beautifully tiled steam room. Secured bike storage. Storage locker located on the same floor as the unit. The titled parking stall is oversized with nobody on one side! Even your guests can be pampered with an overnight stay in the fully furnished guest suite. Bring your pet as Calla allows for dogs and cats.

Built in 2012



## Essential Information

MLS® #	A2194686
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	203, 626 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0E2

## Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Recreation Facilities, Sauna, Storage, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Oversized, Parkade, Stall, Titled, Underground
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water
Cooling	Central Air
# of Stories	12

## Exterior

Exterior Features	Balcony, Courtyard, Garden, Storage
Roof	Green Roof
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	82
Zoning	CC-MH

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.