

# \$559,900 - 412, 626 14 Avenue Sw, Calgary

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MLS® #A2249269

**\$559,900**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Fabulous two bedroom unit located on the fourth floor with gorgeous city views and a large west facing balcony that overlooks the grounds of The Peter Lougheed Center. This unit comes with two titled parking stalls. All the modern comforts are found in this unit including in-suite laundry, central air conditioning and heating for year round comfort, maintenance free luxury vinyl planks, and a fabulous open floor plan. There is a very functional kitchen layout featuring a huge center island with enough room for a breakfast bar. The layout for the large living room can also accommodate a designated dining area if one chooses. This well managed building has a host of fabulous amenities that includes a concierge service, yoga room and fitness center complete with a steam room, outdoor patio space, and a guest suite which you can reserve for a nominal fee. There is also a large bike room for storage and visitor parking. The Calla building is centrally located within walking distance to many of Calgary's prime shopping and dining districts. Don't miss out on this opportunity; call for your private viewing today.

Built in 2013

## Essential Information

MLS® #                      A2249269

Price                         \$559,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	412, 626 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0X4

**Amenities**

Amenities	Elevator(s), Fitness Center, Guest Suite, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Underground

**Interior**

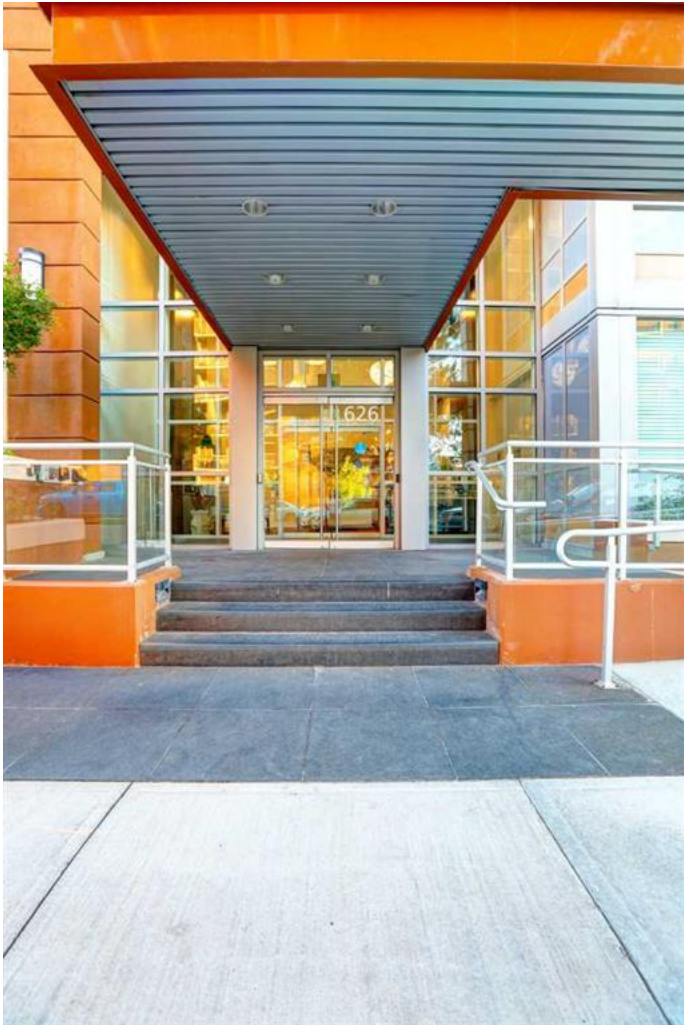
Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Countertops
Appliances	Dishwasher, Electric Stove, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	12

**Exterior**

Exterior Features	None
Construction	Composite Siding, Concrete, Metal Siding

**Additional Information**

Date Listed	August 19th, 2025
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Zoning	CC-MH
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## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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