

# \$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**

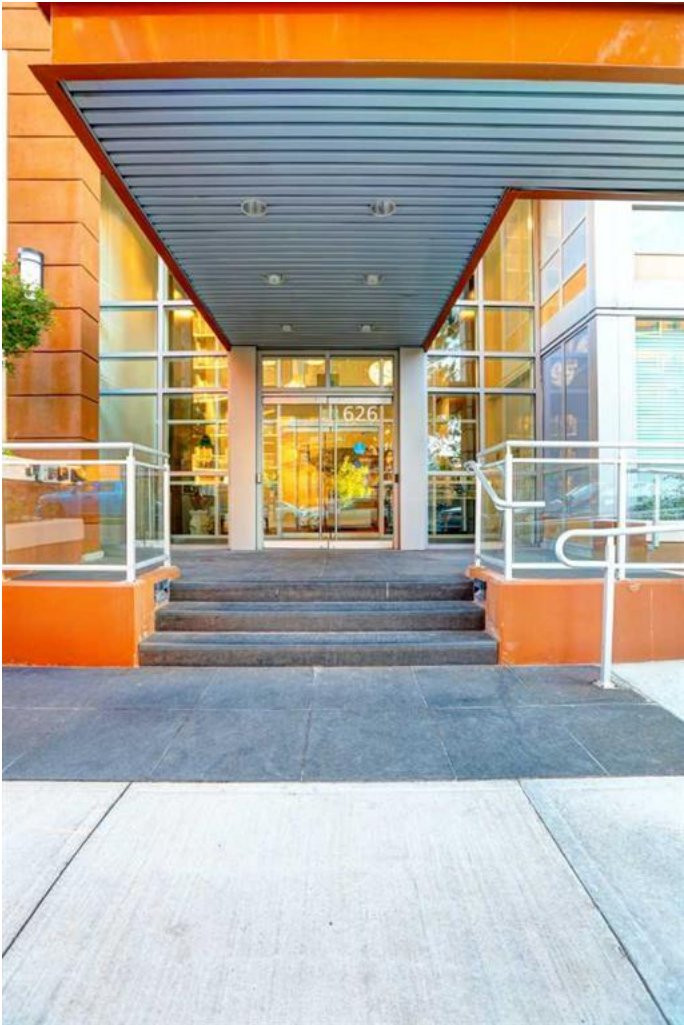
|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Countertops |
| Appliances        | Dishwasher, 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 |
|-------------|-------------------|



|                |       |
|----------------|-------|
| Days on Market | 3     |
| Zoning         | CC-MH |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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