



**1201, 626 14 Avenue SW, Calgary, Alberta - \$415,000**



Main Photo

## Property Description

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!

## REALTOR Referral

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