



# 1326 6 Street Calgary Alberta

\$659,900

Welcome to the exquisite and extremely desirable Calla Complex! This highly sought after and seriously rare two-storey, 3 bedroom, 2 full bath townhome can be found in one of Calgary's most elite condominiums in an exceptional Beltline location. This air-conditioned unit is the largest in the complex and features its own ground-floor entry along with an incredible layout, dramatic living spaces with up to 16 foot ceilings and luxurious finishings throughout. The concrete construction enhances peace of mind, peace-and-quiet and peaceful enjoyment so you can fully embrace the convenience and charm of inner city living without the noise. As you prepare to enter this gorgeous home you'll find yourself first walking up the steps then through a private gate onto a spacious West-facing patio. The patio faces one of Calgary's most beautiful parks and significant historical landmarks, the Beaulieu Gardens and prestigious Lougheed House and fronts onto a quiet one way street. Once inside you'll discover the well appointed and inviting kitchen which is equipped with stainless steel appliances, modern tiled backsplash, stunning quartz countertops and a central island which looks out to the open concept dining and living space. There's room for a large table so you can host dinner parties and holiday gatherings with your friends and family. A wall of windows in the living room allows light to stream in and includes a sliding door with access to the patio. The patio is perfect for enjoying morning coffees, BBQ'ing/dining al fresco and watching the sunset. A great sized bedroom with a large walk-in closet, cheater style 3 piece bathroom with convenient laundry closet as well as additional under the stair storage and full pantry complete the main floor. Upstairs is home to the primary suite which boasts a large walk-in closet and an ample sized, stunning 4 piece cheater ensuite ba...

3pc Bathroom 11.75 Ft x 5.42 Ft  
Dining room 13.25 Ft x 7.25 Ft  
Kitchen 13.25 Ft x 9.25 Ft  
Living room 16.58 Ft x 11.42 Ft

Bedroom 9.42 Ft x 11.17 Ft  
4pc Bathroom 11.17 Ft x 7.92 Ft  
Bedroom 9.50 Ft x 14.08 Ft  
Primary Bedroom 9.92 Ft x 14.67 Ft

Listing Presented By:



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**Mirror**

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