



# 1324 6 Street Calgary Alberta

\$495,000

LOCATION. LOCATION. LOCATION. This WEST FACING TOWNHOME unit in the highly desirable Calla building enjoys GREAT VIEWS of the park across the street. Built in 2013 by highly regarded Vancouver-based developer Qualex-Landmark & coveted for its quiet location in the heart of the Beltline (Avenue Magazine's #1 ranked community in 2018), the Calla complex offers a Walk Score of 95, all amenities are close at hand. The complex is only 12 stories in height. The open concept floor plan WITH 18 FEET HIGH CEILINGS ON THE MAIN is as functional as it is spectacular. Floor to ceiling windows bring the light in. High quality laminate floors throughout the main living areas. The kitchen offers a large quartz island & ample storage. The kitchen opens directly to the living areas, both of which enjoy infinite natural light. Step out to the large patio with just over 150 sq. ft. of space to entertain. Plenty of space for your bbq. Large primary bedroom is upstairs with large walk-in closet, 4 pc en-suite with deep soaker tub with shower. The second bedroom on the main floor easily doubles as an office/flex space should the need to work from home be important, PLUS two closets. Enjoy the convenience of, in-suite laundry & storage & functional kitchen pantry. Enjoy the benefit of a full time concierge & the comfort of central AC. Large secured storage rooms/lockers, there is a great fitness room, yoga, sauna/steam, secure bike storage, guest suite & lots of visitor parking. One underground parking stall #83, PLUS a storage locker #6 on P3. Some photos have virtually staged furniture. (id:6769)

Other 8.17 Ft x 7.83 Ft  
5pc Bathroom 8.75 Ft x 7.50 Ft  
Primary Bedroom 13.25 Ft x 9.50 Ft  
Kitchen 13.65 Ft x 8.25 Ft  
Living room 14.83 Ft x 13.67 Ft

Foyer 7.00 Ft x 5.00 Ft  
Laundry room 2.67 Ft x 2.00 Ft  
Other 23.92 Ft x 6.42 Ft  
3pc Bathroom 9.42 Ft x 4.92 Ft  
Bedroom 10.42 Ft x 9.42 Ft

Listing Presented By:



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