



638 14 Avenue Calgary Alberta

\$500,000

Experience the perfect balance of townhome convenience and condo living in this modern southwest corner residence located within the highly regarded Calla building. Overlooking the park and surrounded by the best of the Beltline community, this home offers a unique blend of lifestyle, design, and practicality. Set in the heart of Beltline -- ranked as Avenue Magazine's #1 community -- this property offers exceptional walkability with a Walk Score of 95, placing shopping, dining, Sheldon Chumir Hospital, and public transit just steps from your door. The home features two private entrances and two oversized patios -- one measuring 7'2" x 15'4" and the other 11'3" x 23'0", offering a combined outdoor space of approximately 348 sq. ft.. With one south-facing and one west-facing, they are perfect for outdoor entertaining or relaxing with views of the park. Inside, soaring 18-foot floor-to-ceiling windows flood the living space with natural light from both the south and west, highlighting the open-concept layout and durable laminate flooring throughout the main living areas and bedrooms. The spacious primary suite includes an ensuite bathroom and a Juliet balcony overlooking the park, while the versatile second bedroom with a walk-in closet is ideal as a home office or additional living space. The gourmet kitchen is equipped with a quartz island and ample storage, making it ideal for both meal preparation and entertaining. Everyday living is made easier with in-suite laundry featuring new machines and central air conditioning for year-round comfort. Residents of Calla enjoy a full range of premium amenities including a concierge service, secure building access, a fully equipped fitness centre, yoga studio, sauna/steam room, guest suite, and visitor parking. Secure underground parking and bike storage are included, along with both in-suite storage and a secured locker for add...

Primary Bedroom 12.75 Ft x 9.50 Ft

Bedroom 9.42 Ft x 9.58 Ft

4pc Bathroom 4.92 Ft x 8.17 Ft

Kitchen 9.67 Ft x 8.67 Ft

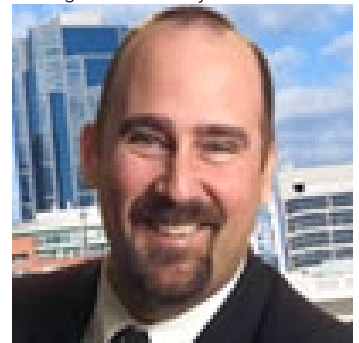
Living room 13.25 Ft x 12.83 Ft

Dining room 10.83 Ft x 5.08 Ft

Laundry room 2.92 Ft x 2.75 Ft

3pc Bathroom 5.42 Ft x 8.33 Ft

Listing Presented By:



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