



**Erin Ferguson**  
**Phone:** 403-992-3746  
**Mobile:**  
**Fax:**  
**Email:** erin@erinferguson.ca  
**Office:** 403-992-3746

**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**301, 626 14 Avenue SW, Beltline, Calgary, Alberta, T2R 0E2, Canada**

**MLS®# A1078142**



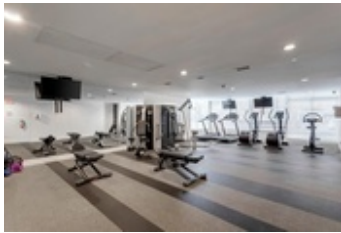
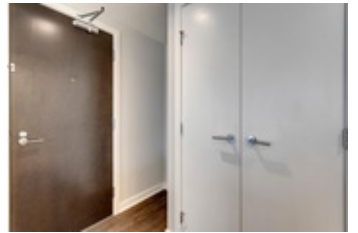
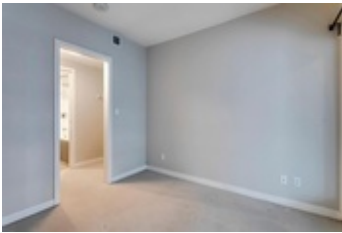
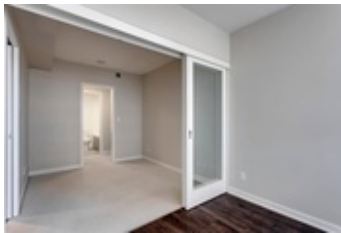
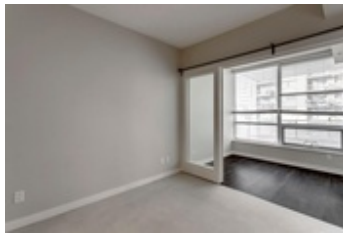
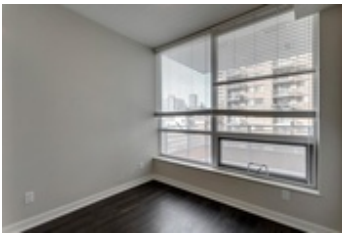
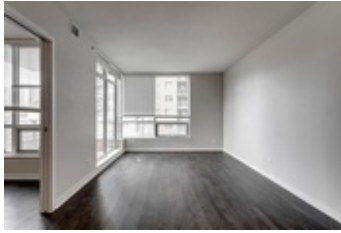
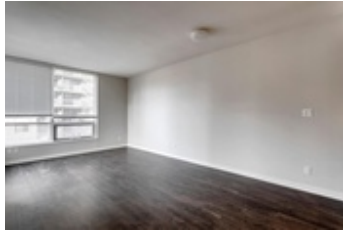
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<b>Property Value</b>	\$324,900
<b>Type</b>	Apartment
<b>Style</b>	Apartment, High-Rise (5+)
<b>Parking</b>	Stall, Titled, Heated Garage, Underground
<b>Year Built</b>	2013
<b>Living Area</b>	682.49 sq.ft.
<b>Bedroom</b>	1
<b>Bathroom</b>	1 full

## Description

Welcome to Calla. This beautiful corner unit features one bedroom + den with 682 sqft and a bright open floorplan. The floorplan opens up to a fantastic kitchen with quartz counter tops, stainless steel appliances, a huge island/eating bar. The well appointed living room provides room to lounge with ample room for a dining table. The bedroom has a walk through closet and 4pc bathroom adjacent as well as in suite laundry. The sunroom has large windows and is great as a home office or additional closet/get ready room. The balcony features views of the Calgary tower/downtown, as well as overlooks the private courtyard. The unit also comes with titled underground parking + separate storage locker. The building also features concierge services, yoga room, gym, steam room, outdoor patio, huge bike room and guest suite. The location is great; walk to work, public transit and super close to great dining at 17th Ave and 4th Street. Bonus for pet owners, this complex is a very pet friendly place to live! Call now for your private showing!







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