613 626 14 Avenue SW

Calgary | Active | MLS® A2357211

$300,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2013**	**535.12 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Have you ever wanted to have an unobstructed view of the historical site, The Lougheed House? This might be your next home. This 1 bedroom, 1 bathroom home is thoughtfully designed and well finished. You are greeted with your completely open floor plan starting with your chef inspired kitchen featuring quartz countertops, stainless steel appliances and creates a great entertainment space or for quiet nights at home with the family. Your dining area and living room are seamlessly connected with amazing view of the Calgary downtown skyline and the park at the Lougheed House. Your bedroom also has amazing views and is well sized giving you ample closet space. Your bathroom gives you a large tub/shower and quartz topped vanity. Your in-suite laundry offers convenience and your balcony has views that will take your breath away. Your titled, underground parking is perfect for those cold winter days or summer hail storms. Do not miss out on this opportunity to own a great downtown condo just blocks from trendy restaurants and cafe's on 17th avenue south west!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357211
Bedrooms	1
Bathrooms	1
Year Built	2013
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	535.12 sq. ft.
Main Level Finished Area:	535.12 sq. ft.
Condo Fee:	$407.34

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	South
Unit Exposure:	West
Floor Location:	Other
Entry Level:	1
Stories Total:	12
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2013 (Age: 13)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1312515
Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Calla
Community:	Beltline
Amenities:	Bicycle Storage, Community Gardens, Fitness Center, Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Window Coverings
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 10'6" × 8'11" ·
Main Floor	Kitchen · 8'4" × 8'4" ·
Main Floor	Dining Room · 11'4" × 7'11" ·
Main Floor	Living Room · 13'6" × 11'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/613-626-14-avenue-sw-calgary-a2357211/

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