

\$500,000 - 638 14 Avenue Sw, Calgary

MLS® #A2264680

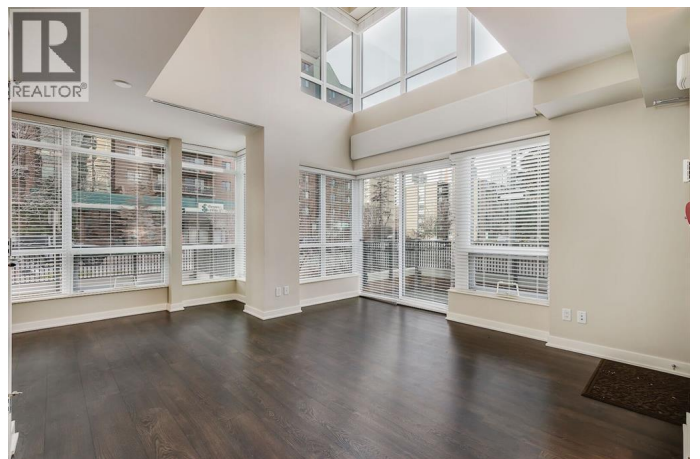
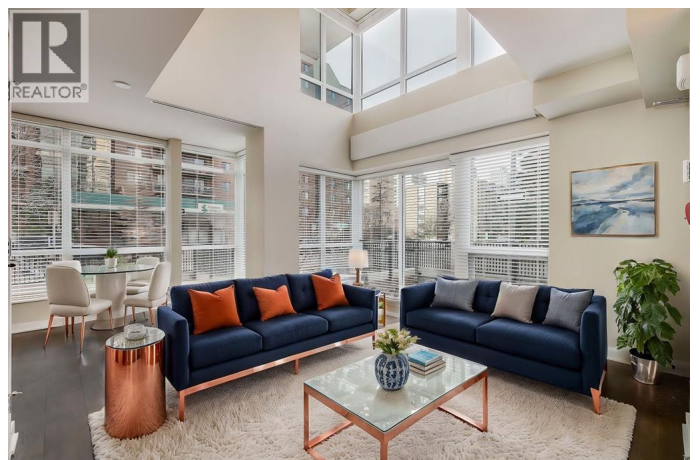
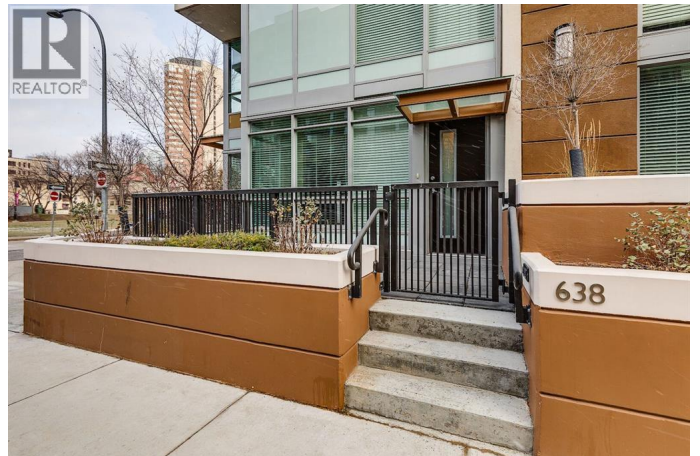
\$500,000

2 Bedroom, 2.00 Bathroom, 900 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

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' x 15' and the other 11' x 23', 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 additional space. This modern townhome combines the privacy and ease of a standalone residence with the convenience and amenities of a well-managed condominium. Perfectly situated in one of Calgary’s most vibrant inner-city communities, this home is ready to welcome its next owner. Contact us today to schedule your private viewing or learn more about this exceptional property. (id:6289)

Built in 2013

Essential Information

Listing #	A2264680
Price	\$500,000
Bedrooms	2
Bathrooms	2.00
Square Footage	900
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	638 14 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0m8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Car Wash, Exercise Centre, Guest Suite, Other, Recreation Centre, Sauna
Features	See remarks, Other, PVC window, Closet Organizers, No Smoking Home, Guest Suite, Sauna, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Central heating, Radiant heat
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Aluminum siding, Composite Siding, Concrete, Metal, Stucco, Vinyl siding
Construction	Poured concrete, Steel frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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