

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

MLS® #A2264680

**\$500,000**

2 Bedroom, 2.00 Bathroom, 900 sqft

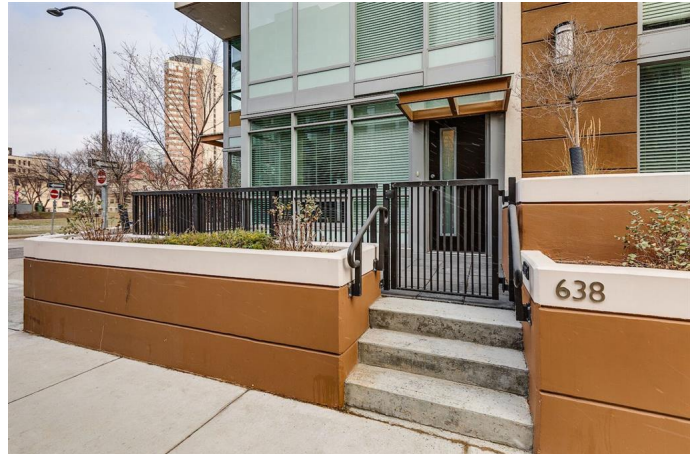
Residential on 0.00 Acres

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 â€” ranked as Avenue Magazineâ€™s #1 community â€” 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 â€” one measuring 7â€™2â€™ x 15â€™4â€™ and the other 11â€™3â€™ x 23â€™0â€™, 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.

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264680    |
| Price          | \$500,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 900         |
| Acres          | 0.00        |
| Year Built     | 2013        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 638 14 Avenue Sw |
| Subdivision | Beltline         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2R 0m8          |

### Amenities

|                |                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Guest Suite, Other, Parking, Picnic Area, Recreation Facilities, Sauna, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                             |
| Parking        | Parkade, Titled, Underground                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                     |
| Heating           | Central, Radiant                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                       |
| # of Stories      | 12                                                                                                                                                                                                |
| Basement          | None                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Private Entrance                                                  |
| Lot Description   | Corner Lot                                                                                          |
| Roof              | Flat Torch Membrane, Asphalt/Gravel, Flat, Green Roof                                               |
| Construction      | Aluminum Siding, Composite Siding, Concrete, Metal Frame, Metal Siding, Mixed, Stucco, Vinyl Siding |
| Foundation        | Poured Concrete                                                                                     |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 17th, 2025 |
|-------------|--------------------|

|                |       |
|----------------|-------|
| Days on Market | 2     |
| Zoning         | CC-MH |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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