



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1726 14 Avenue #902, Calgary T2N 4Y8**

MLS® #: **A2117996**

Area: **Hounsfield  
Heights/Briar Hill**

Listing Date: **04/02/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 27-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2003**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,446**  
Low Sqft:  
Ttl Sqft: **1,446**

DOM

**47**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled**

Utilities and Features

Roof: **Other**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Other,Private Yard,Storage**

Construction: **Brick,Concrete**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Oven-Built-In,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Elevator,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 15`5"	Dining Room	Main	8`6" x 6`11"
Kitchen	Main	9`4" x 13`9"	Bedroom - Primary	Main	15`6" x 11`2"
Bedroom	Main	7`9" x 21`6"	Den	Main	8`3" x 4`11"
Foyer	Main	7`7" x 10`4"	5pc Ensuite bath	Main	14`10" x 9`0"
3pc Bathroom	Main	9`5" x 7`1"	Laundry	Main	6`7" x 10`0"
Balcony	Main	13`0" x 11`9"			

Legal/Tax/Financial

Condo Fee: <b>\$1,274</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>DC (PRE 1P2007)</b>
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Legal Desc: **0313187**

Remarks

Pub Rmks: **The RENAISSANCE...Calgary's PREMIER RESIDENCE! \*\*\*SUB-PENTHOUSE\*\*\* LOCATED IN THE WEST TOWER! SPACIOUS TWO BEDROOM PLUS DEN SKYHOME WITH UNOBSTRUCTED VIEWS OF THE ROCKY MOUNTAINS. MODERN OPEN FLOOR PLAN WITH 9FT CEILINGS, GLEAMING HARDWOOD FLOORS, 3 SIDED GAS FIREPLACE, GOURMET KITCHEN HAS TOPLINE STAINLESS STEEL APPLIANCES, BREAKFAST BAR AND GRANITE COUNTERS. SUNNY WEST FACING BALCONY. MASTER BEDROOM ENSUITE HAS DOUBLE SINKS, STEAM SHOWER WITH BODY SPRAY, CORNER JETTED TUB & HEATED FLOORS. 2ND BEDROOM/DEN C/W BUILT IN MURPHY BED. SPACIOUS STORAGE/LAUNDRY ROOM PLUS STORAGE LOCKER. TWO TITLED SXS INDOOR HEATED PARKING STALLS. FOR YOUR ENJOYMENT THERE IS A RESIDENTS THEATRE, LIBRARY, EXERCISE ROOM, GUEST SUITE, CAR WASH BAY & BIKE ROOM. DIRECT ACCESS TO THE MALL. LRT STATION IS JUST ACROSS THE STREET. 24/7 CONCIERGE...WHAT A BEAUTIFUL WAY TO LIVE!**

Inclusions: **n/a**  
Property Listed By: **Stonemere Real Estate Solutions**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









