



THE
A-TEAM

**RE/MAX
FIRST**

1726 14 Avenue #404, Calgary T2N 4Y8

MLS®#: **A2131692**

Area: **Hounsfield
Heights/Briar Hill**

Listing **09/10/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$25k, 25-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,225**
Low Sqft:
Ttl Sqft: **1,225**

Parkade,Titled,Underground

DOM

72
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Playground,Private Yard,Storage**

Construction: **Brick,Concrete**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Elevator,Recreation Facilities**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	10`11" x 9`11"	Living Room	Main	19`11" x 16`11"
Dining Room	Main	11`7" x 7`11"	Foyer	Main	7`6" x 5`2"
Den	Main	7`4" x 7`4"	Bedroom - Primary	Main	19`2" x 13`11"
5pc Ensuite bath	Main	19`2" x 13`11"	Bedroom	Main	14`9" x 11`6"
3pc Bathroom	Main	10`0" x 6`0"	Laundry	Main	6`0" x 4`7"
Balcony	Main	13`0" x 7`0"			

Legal/Tax/Financial

Condo Fee:
\$1,062

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0313187**

Remarks

Pub Rmks: **Welcome to Renaissance Towers, where luxury adult living and convenience converge in this stunning 2-bedroom, 2-bathroom condo. Located in the coveted West Tower and with new hardwood flooring, this unit offers breathtaking views of the Rocky Mountains. Spanning 1,225 sq. ft. of open-concept living space, it features a bright living room with a cozy gas fireplace, kitchen with oak cabinets, and a spacious dining area that leads to a west-facing balcony. The primary bedroom is a serene retreat with a luxurious 5-piece ensuite, including dual vanities, a soaker tub, and a step-in shower. The second bedroom is perfect for guests or could be used as a den/office. The 3-piece bathroom, laundry and spacious entry complete this condo. This unit also comes with heated underground parking and assigned storage. Renaissance Towers provides an array of top-tier amenities, including a theater room, meeting room, hobby room, game room, and 24-hour concierge service. Centrally located with indoor access to North Hill Mall, a nearby library, and the LRT station, this condo offers unparalleled access to all parts of the city. With its prime location, upscale features, and exceptional amenities, this condo represents an incredible opportunity to enjoy the best of city living. Don't miss your chance to own this exceptional residence—click on the media for the video and schedule a viewing today!**

Inclusions: **Vac system & attachments (as is)**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

















