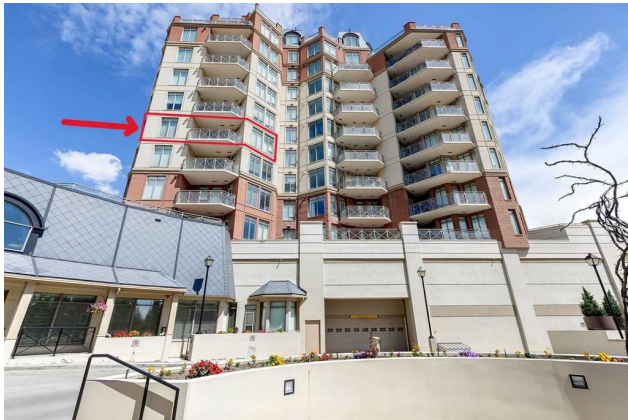


**1718 14 Avenue #404, Calgary T2N 4Y7**

MLS®#: **A2143829**      Area: **Hounsfield Heights/Briar Hill**      Listing **06/22/24**      List Price: **\$595,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**8**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Finished Floor Area  
 Abv Sqft: **1,127**  
 Low Sqft:  
 Ttl Sqft: **1,127**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard, Hot Water, Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Other**  
 Flooring: **Carpet, Hardwood**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Breakfast Bar, Recreation Facilities, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`8" x 12`7"	Bedroom	Main	11`3" x 9`7"
4pc Ensuite bath	Main	11`5" x 12`7"	3pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	11`5" x 9`6"	Dining Room	Main	11`3" x 6`8"
Living Room	Main	15`9" x 14`0"	Office	Main	5`2" x 4`8"
Laundry	Main	6`3" x 4`7"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$1,006

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0212603

Remarks

Pub Rmks: **This beautiful 2 bedroom + office, luxury condo is located in the East Tower of THE RENAISSANCE. This highly desirable adult building offers the unique convenience of direct indoor elevator access to North Hill Shopping Centre and Professional building with over 100 shops and services serving a diversity of needs. Whether you want to step into Safeway, get your hair done, pick up flowers, select a new book, meet someone for lunch or simply want to hide behind a cup of cappuccino. The professional building also offers most medical services and testing facilities a person requires. Need to go somewhere? The LRT station is literally at your front door. The building offers an array of amenities including a full-time concierge, guest suites, fitness facility, party room, private theatre, and games room. When you enter this air-conditioned apartment you'll be greeted by gleaming hardwood floorings throughout the open floor plan. The vast number of windows creates a bright environment in this 9' high area and can be enjoyed while in the large open kitchen which features stainless steel appliances and an eating bar. There is a west facing balcony off the living room and which also has a gas outlet for a BBQ or heater. There are two large bedrooms, the primary bedroom featuring a beautiful ensuite with a large soaker tub and separate walk-in shower. The second bedroom has a private cheater entrance to the 3 piece main bathroom with access to the laundry/storage room. Near the entrance of the suite is an office/computer area with a built-in desk. This unit come with one titled indoor parking stall and an assigned storage locker in front of the stall. The Renaissance is an adult 18 plus building. Pet regulations allow for 2 Cats or 2 Birds and NO dogs. The parking stall #222 and storage locker #35 are located on P3. This suite is vacant for easy viewing and immediate possession. Call today to view it!**

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

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

