



THE
A-TEAM

**RE/MAX
FIRST**

1726 14 Avenue #309, Calgary T2N 4Y8

MLS® #: **A2154925**

Area: **Hounsfield
Heights/Briar Hill**

Listing **08/02/24**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$20k, 25-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Finished Floor Area

Abv Sqft: **1,236**

Low Sqft:

Ttl Sqft: **1,236**

DOM

47

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 23`11"	Dining Room	Main	12`6" x 10`8"
Kitchen	Main	8`7" x 12`1"	Office	Main	8`0" x 6`2"
Bedroom - Primary	Main	20`10" x 15`2"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	10`3" x 12`4"	3pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	7`10" x 7`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,108

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **0313187**

Remarks

Pub Rmks: **Welcome to luxury living at the Renaissance West Tower! This stunning 2-bedroom+Den, 2-bathroom unit offers a perfect blend of elegance and convenience. Boasting 9-foot ceilings, this exquisite condo features a spacious balcony with breathtaking views of downtown Calgary. The kitchen is a chef's dream, adorned with granite countertops, oak cabinets and white appliances. An eating nook off the kitchen provides a cozy spot for meals. The dining and living rooms showcase beautiful hardwood flooring, adding to the sophisticated ambiance. The master suite is a true retreat, offering his and hers closets, dual sinks, and a luxurious soaker tub. The unit also includes a titled parking spot for your convenience. Residents of the Renaissance West Tower enjoy a plethora of amenities including meeting, games, recreation, exercise, and theater rooms. The open foyer with a staircase leads to the library, creating a grand entrance. The lobby features a sitting area with a fireplace, perfect for relaxation. Outside, a private patio area with a gazebo and seating area provides a tranquil escape. For those who love to entertain, the private deck comes equipped with a gas line for BBQ. The central location offers direct access to North Hill Shopping Center and is just minutes away from Kensington and downtown. You'll also find the Light Rail Transit, Hospital, SAIT, the University of Calgary, and Louise Riley Public Library all within close proximity. Don't miss the opportunity to make this luxurious condo your new home. Schedule a viewing today and experience the epitome of refined living at the Renaissance West Tower.**

Inclusions: **N/A**

Property Listed By: **Hope Street Real Estate Corp.**

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