

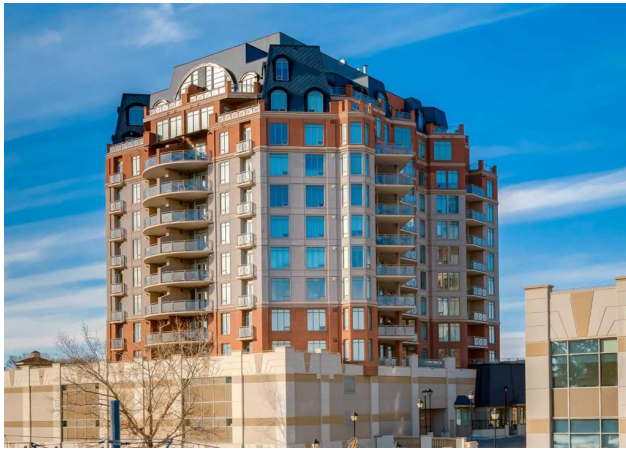


THE
A-TEAM

**RE/MAX
FIRST**

1726 14 Avenue #604, Calgary T2N 2B1

MLS® #: **A2164199** Area: **Hounsfield Heights/Briar Hill** Listing Date: **09/09/24** List Price: **\$615,000**
 Status: **Active** County: **Calgary** Change: **None** 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:

Guest,Heated Garage,Parkade,Secured,Titled

Finished Floor Area

Abv Sqft: **1,225**
 Low Sqft:
 Ttl Sqft: **1,225**

DOM

103
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

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

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`7" x 4`11"	Kitchen	Main	10`8" x 9`2"
Pantry	Main	7`6" x 5`9"	Living Room	Main	11`10" x 11`10"
Dining Room	Main	11`3" x 7`10"	Bedroom - Primary	Main	14`0" x 12`11"
5pc Ensuite bath	Main	9`0" x 7`10"	Bedroom	Main	13`4" x 11`6"
3pc Bathroom	Main	9`9" x 5`10"	Laundry	Main	5`10" x 4`9"

Balcony	Main	13`0" x 7`0"	Legal/Tax/Financial
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Condo Fee: \$1,132	Title: Fee Simple	Zoning: DC (pre 1P2007)
Legal Desc:	0313187	Fee Freq: Monthly

Remarks

Pub Rmks: **Wake up to spectacular western views from your bedroom windows! Watch the clouds over the mountains from your kitchen, watch the sunset from your dining room and living room and balcony. The unobstructed views through these large windows are awesome, constantly changing and addictive. Your condo is designed to feel spacious with an open plan living room, dining room and kitchen. 9ft ceilings and large windows flood the area with natural light. Cozy fireplace in the living room. A door leads to the sunny west-facing balcony with BBQ gas hookup and BBQ included. The well-set-up kitchen is also flooded with natural light. It has an extra-large walk-in pantry, breakfast bar, and appliances new in the last 3 years, including an induction stove top. In-suite laundry and in-suite storage plus locker storage on parking level. The primary bedroom is spacious with huge west and north-facing windows, a walk-in closet and 5-piece ensuite with soaker tub and double vanity. Down the hall is the second bedroom, a 3-piece bath and a laundry room. This unit comes with a titled indoor heated parking spot (#318) and assigned storage unit (#84). The Renaissance is an adult 18 plus building. Pet regulations allow for 2 Cats or 2 Birds and NO dogs. If you aren't familiar with The Renaissance, it will be a pleasant surprise. It is one of Calgary's premier condominiums with full-time concierge/security, lobby area with fireplace, a luxurious party room, movie theatre, board room, exercise room, roof-top terrace garden, car wash bay, bike room, hobby room and workshop. It could not be more convenient just steps to the LRT, Louise Riley Library, Jubilee Auditorium and an elevator ride to North Hill Mall (with full shopping and medical offices). Minutes from downtown, UofC, Foothills Hospital. Come have a look today - this unit represents great value in one of Calgary's finest condominiums!**

Inclusions:
Property Listed By: **BBQ
Royal LePage Solutions**

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











