

1718 14 Avenue #703, Calgary T2N 4Y7

MLS® #: **A2168409** Area: **Hounsfield Heights/Briar Hill Calgary** Listing Date: **09/25/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area
 Abv Sqft: **898**
 Low Sqft:
 Ttl Sqft: **898**

DOM
3
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**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**
 Construction: **Brick, Concrete, Stucco**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
 Int Feat: **Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|----------------------|--------------------------|-------------|----------------------|
| 3pc Bathroom | Main | 6`2" x 11`11" | 5pc Ensuite bath | Main | 9`0" x 7`10" |
| Bedroom | Main | 12`1" x 10`1" | Kitchen | Main | 8`6" x 8`4" |
| Living Room | Main | 23`9" x 12`0" | Bedroom - Primary | Main | 17`4" x 11`3" |

Legal/Tax/Financial

Condo Fee: **\$857** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 0212603

Remarks

Pub Rmks: **One of NW Calgary's BEST LOCATIONS! Come see why the Renaissance is such a loved & appreciated condo living lifestyle. This beautiful 7th floor, 898 sqft, 2 bedrooms & 2 bathrooms + den condo is one to impress. You get West Views right off your private balcony. Entirely move-in ready with its new flooring, and fresh paint throughout. The open concept floorplan offers plenty of natural light and the living room centers on a cozy gas fireplace. The spacious master bedroom has its own Walk In closet & full 5pc ensuite with dual sinks, standup shower and tub. On the opposite end is a 2nd bedroom and 3 piece bathroom. There's a small den/study area & in-suite stacked laundry. One titled underground heated parking spot & separate storage locker is also included. Condo amenities include: a library, 24 hour concierge/security, bike storage, games/craft room, 2 guest suites, FULLY Equipped GYM, movie theatre, car wash & outside terrace. Also has elevator access directly into North Hill Shopping Centre without going outside. C-Train station just across the street.**

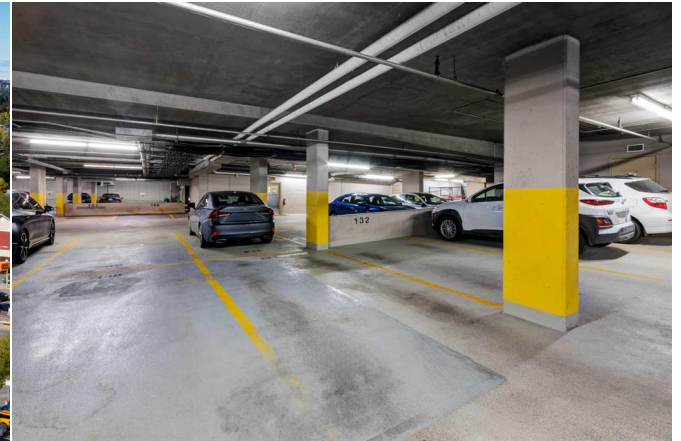
Inclusions: N/A
Property Listed By: Sotheby's International Realty Canada

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









703-1718 14 Ave NW, Calgary, AB
Main Floor Interior Area 537.60 sq ft



0 3 6
PREPARED: 2024/02/24
While regions are excluded from this floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

