



THE
A-TEAM

**RE/MAX
FIRST**

1726 14 Avenue #904, Calgary T2N 4Y8

MLS®#: **A2168585**

Area: **Hounsfield
Heights/Briar Hill**

Listing **09/27/24**

List Price: **\$935,000**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,488**
Low Sqft:
Ttl Sqft: **1,488**

DOM

25
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Tandem,Titled

Utilities and Features

Roof: **Rubber**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,French Door,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Recreation Facilities,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
5pc Ensuite bath	Main	
Foyer	Main	9`2" x 9`10"
Laundry	Main	9`4" x 6`7"
Balcony	Main	14`0" x 12`0"
Walk-In Closet	Main	10`1" x 6`5"
Kitchen	Main	9`7" x 11`6"
Living Room	Main	16`11" x 20`11"

Room	Level	Dimensions
4pc Bathroom	Main	
Den	Main	9`6" x 7`4"
Bedroom	Main	16`3" x 12`8"
Balcony	Main	8`10" x 6`3"
Bedroom - Primary	Main	14`9" x 12`7"
Dining Room	Main	11`11" x 9`7"

Condo Fee:
\$1,388

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC(PRE 1P2007)

Legal Desc: **0313187**

Remarks

Pub Rmks: **}} Open House "BY APPOINTMENT" Saturday(Oct 19th) 2-4 PM {{{ *** SUB-PENTHOUSE IN the RENAISSANCE WEST TOWER WITH A PANORAMIC VIEW OF THE CITY SKYLINE! Two large bedrooms plus den. Spacious living room with wall of windows to take advantage of the VIEW plus a gas fireplace and access to an inviting resort style patio. Modern open kitchen with breakfast bar and granite counters. Second bedroom has full size MURPHY BED plus it's own private balcony. Large master bedroom with walk-in-closet, ensuite with double sinks, separate shower & soaker tub plus access to patio. Main bath has jetted walk-in tub. Double tandem titled parking stalls with a large private storage room in front. COURTEOUS 24/7 concierge, guest suite, owner's theater, games room, fully equipped gym and craft/hobby room. DIRECT ACCESS TO NORTH HILL MALL...WHAT A BEAUTIFUL WAY TO LIVE!**

Inclusions: **N/A**

Property Listed By: **Stonemere Real Estate Solutions**

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













