



THE
A-TEAM

**RE/MAX
FIRST**

1718 14 Avenue #708, Calgary T2N4Y7

MLS® #: **A2191744**

Area: **Hounsfield Heights/Briar Hill**

Listing Date: **01/30/25**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **911**
Low Sqft:
Ttl Sqft: **911**

DOM

2
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, Secured, Titled, Underground

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **BBQ gas line, Courtyard**

Construction: **Brick, Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**
Int Feat: **Bathroom Rough-in, Breakfast Bar, Double Vanity, Elevator, Open Floorplan, Quartz Counters, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`2" x 10`9"
Dining Room	Main	10`2" x 5`9"
5pc Ensuite bath	Main	9`0" x 7`10"
Bedroom	Main	9`11" x 9`7"

Room	Level	Dimensions
Kitchen	Main	10`3" x 8`9"
Bedroom - Primary	Main	14`9" x 11`3"
3pc Bathroom	Main	111`11" x 6`3"
Den	Main	5`8" x 4`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$850

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

0212603

Remarks

Pub Rmks:

Discover elevated urban living in this stunning 2-bedroom, 2-bathroom condo with an office, located in the prestigious East Tower of The Renaissance. Perfectly positioned for convenience, this sought-after 18+ building is steps from SAIT, directly across from Lions Park LRT Station and is minutes away from the university of Calgary, Foothills Hospital or downtown Calgary, and offers exclusive elevator access to North Hill Shopping Centre and Professional Building, featuring over 100 shops and services. Step inside this air-conditioned home to find 9' ceilings, a bright open floor plan, and expansive windows showcasing breathtaking downtown skyline views. Recently remodeled, the unit boasts luxury vinyl flooring, solid core doors, and a modern kitchen with white shaker cabinetry, quartz countertops, Bosch stainless steel appliances, and a unique on-demand hot water teapot. The spacious living room features a floor-to-ceiling fireplace and opens to an east-facing patio with a natural gas hookup. The primary suite is a tranquil retreat with a spa-inspired ensuite that includes a soaker tub, walk-in shower, and dual-sink vanity. A second bedroom offers private access to the 3-piece main bathroom with a laundry tower. Additionally, a built-in office area near the entrance adds functionality. This unit includes one titled indoor parking stall and an assigned storage locker. Residents enjoy premium amenities such as a full-time concierge, fitness center, party room, private theatre, guest suites, and more. Pet-friendly with restrictions (2 cats or birds; no dogs), this condo offers unmatched convenience and luxury. Call today to schedule your private viewing!

Inclusions:

N/A

Property Listed By:

Graham Realty Inc.

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









