

**809, 1718 14 Avenue NW**  
**Calgary, Alberta**

**MLS # A2245744**



## \$519,900

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hounsfield Heights/Briar Hill                                        |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                          |               |                   |
| <b>Size:</b>     | 1,069 sq.ft.                                                         | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Guest, Parkade, See Remarks, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                                    |               |                   |
| <b>Lot Feat:</b> | Views                                                                |               |                   |

|                    |                                                                             |                   |          |
|--------------------|-----------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                                                   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank                                                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Rubber                                                                      | <b>Condo Fee:</b> | \$ 1,103 |
| <b>Basement:</b>   | None                                                                        | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                     | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | Poured Concrete                                                             | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, See Remarks |                   |          |

**Inclusions:** N/A

Welcome to one of Calgary's most desirable addresses &ndash; The Renaissance at North Hill. Live in remarkable luxury with everything you need at your fingertips. This beautifully updated home features 2 bedrooms and 2 spacious full baths, with 9's ceilings, oversized windows, gas fireplace, gorgeous maple cabinetry, brand new carpet, Central A/C, in-suite laundry, and an unobstructed DOWNTOWN VIEW. Enjoy access to your private balcony from both the living room and the secondary bedroom, while in the primary bedroom you'll find ample closet space and a generous ensuite with soaker tub, walk-in shower and double vanity! All this PLUS TWO TITLED PARKING stalls, same floor storage and UNMATCHED AMENITIES &ndash; 24 hour concierge/security, two guest suites, games room, fully equipped gym, movie theatre, meeting room, entertaining space, car wash & private terrace courtyard, PLUS close proximity to the C-Train and direct indoor access to all of the shops and services at North Hill Centre. \*This building is 18+