

809, 1718 14 Avenue NW
Calgary, Alberta

MLS # A2270521



\$489,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,065 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Guest, Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 1,103
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, See Remarks		

Inclusions: N/A

City Views & 2 Titled Parking Stalls & Vacant & Move In Ready. Welcome to The Renaissance at North Hill, where luxury living meets unmatched convenience. This beautifully updated condo features 2 bedrooms, 2 full bathrooms, plus office, all framed by unobstructed downtown views. Step inside to discover 9' ceilings, oversized windows, a cozy gas fireplace, gorgeous maple cabinetry, brand-new carpet, central A/C, and the convenience of in-suite laundry. The bright, open living area flows seamlessly onto your private south east-facing balcony, where you can take in sweeping city views from sunrise to sunset. A natural gas hookup makes BBQing effortless, and the balcony is accessible from both the living room and the second bedroom, perfect for entertaining or quiet morning coffee. The spacious primary suite offers generous closet space and a well appointed ensuite complete with a soaker tub, walk-in shower, and double vanity, creating a functional retreat. This unit also includes two titled underground parking stalls and a same-floor storage room, providing exceptional convenience and security. In addition to the above enjoy an impressive lineup of amenities, including: 24-hour concierge and security Two guest suites, Fully equipped fitness centre, Games room & entertaining spaces, Private theatre, Meeting room, Car wash bay, Beautifully landscaped terrace courtyard. All of this comes with direct indoor access to North Hill Centre, steps from the Lions Park C-Train Station, and quick proximity to SAIT, the University of Calgary, Foothills Hospital, and downtown. This highly sought after 18+ building is perfect for those seeking a secure, low-maintenance, lock-and-leave lifestyle. Best of all, at this price its by far the best value in the building!