

**510, 1718 14 Avenue NW**  
**Calgary, Alberta**

**MLS # A2277278**



**\$525,000**

<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>	1,309 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,277
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/a

Spectacular panoramic mountain and downtown city views! Large bright southern windows fill this immaculate updated 1300 sq.ft. home with natural light all day. Impressive luxurious hardwood floors in large, open and very functional living and bedroom areas. Ample space for a full dining suite and a comfortable size living room for entertaining friends and family. Plus a discreetly located den for home office or extra in suite storage. Sunrise breakfast and bbq balcony, 2 spacious bedrooms, 2 full baths, in suite laundry. This freshly painted home has multiple significant updates including; hardwood, white kitchen with quartz, completely redone 5 piece en suite with glass shower, double vanity and soaker tub. New vinyl plank bathroom flooring, and brand new microwave hood fan. 2 titled underground parking stalls with nearby oversized private enclosed storage room. You will love your carefree lifestyle in The Renaissance, one of Calgary's most desirable premier adult living condo buildings with an extensive list of amenities. Bright well equipped gym and exercise area, guest suites, movie theatre, party room, arts + crafts space, games room, library, car wash bay, heated visitors parking, an expansive common area green space terrace and walk to do grocery shopping though private, secure heated indoor access into North Hill Mall. You will feel at home with the quality of this complex from the moment you walk into the airy vaulted lobby and greeted by the friendly and helpful full time concierge. Truly unbeatable value&hellip;just move in, relax and enjoy&hellip;you've earned it!