

**101, 1718 14 Avenue NW**  
**Calgary, Alberta**

**MLS # A2302077**



**\$590,000**

<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>	1,318 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,160
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** non

OPEN HOUSE SUNDAY MAY 3rd 12:00pm -2:00pm | Welcome to The Renaissance, an upscale adult living residence directly connected to North Hill Centre and just steps to the LRT, offering true maintenance free convenience. This beautifully updated end unit offers 1317.78 sq ft of refined single level living with new quartz counters, fresh paint, new carpet, and updated lighting throughout. Bright and spacious layout with a living room fireplace, generous dining area, and well appointed kitchen with ample cabinetry plus a dedicated den or study space. French doors open to a beautifully landscaped courtyard, creating a rare indoor outdoor feel beyond a typical balcony. The primary retreat features a walk in closet and a luxurious 5 piece ensuite with double sinks, soaker tub, and separate shower. In suite laundry, titled underground parking, and same Floor assigned storage included. Amenities include a car wash, 24 HR concierge service, two guest suites , fitness centre, theatre room, games room, party room, meeting room, craft room, and library. Enjoy direct indoor access to the mall via elevator without stepping outside. A rare opportunity for elevated, lock and leave living.