

**609, 1718 14 Avenue NW**  
**Calgary, Alberta**

**MLS # A2306729**



**\$489,000**

<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>	1,083 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 940
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Storage		

**Inclusions:** Keys (2), Fob (1)

Perched in one of the most coveted positions within the East Tower of The Renaissance, this beautifully updated residence captures something truly special; uninterrupted, panoramic views of Calgary's downtown skyline from both the great room and the primary bedroom. From sunrise to the evening city glow, the backdrop here is ever-changing and captivating. It is a view you will feel, not just see. Designed with comfort and ease in mind, this spacious 2 bedroom, 2 bathroom plus den layout features 9-foot ceilings and a bright, open concept that allows natural light to pour through the home. Thoughtfully updated with new carpet, fresh paint, and modern light and plumbing fixtures, the space feels refreshed, elevated, and completely move-in ready. The kitchen flows seamlessly into the main living area, creating an inviting space to gather and unwind. Just beyond, the oversized balcony becomes your private vantage point over the city; morning coffee, evening wine, and everything in between, all framed by that breathtaking skyline. The primary suite is a quiet retreat, perfectly positioned to take in those same remarkable views, complete with its own private ensuite. A generous second bedroom and full bath offer flexibility for guests, while the den provides the ideal space for a home office or reading nook. Everyday convenience is beautifully considered with a well-located indoor parking stall near the parkade entrance and an additional secure storage locker. Life at The Renaissance is about more than just a home, it is a lifestyle. Residents enjoy 24-hour concierge service and a full collection of amenities including a fitness centre, theatre room, library, games and hobby rooms, guest suites, and a car wash bay. What truly sets this address apart is its seamless indoor connectivity to North Hill Centre and an attached professional building, placing

groceries, caf&eacute;s, medical services, and daily essentials just steps away without ever needing to go outside. The CTrain station directly across the street makes access to downtown, SAIT, and the University of Calgary effortless. This adult living community (18+) offers a peaceful, refined environment. Pets are permitted with board approval, limited to cats or birds only. Dogs are not permitted. This is a rare offering where elevated living meets unmatched convenience, all anchored by one of the most beautiful skyline views in the city. We invite you to experience it for yourself. Please reach out and book your viewing today!