



808, 1726 14 Avenue NW
Calgary, Alberta

MLS # A2317909



\$549,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,113 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 963
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Vacuum & Attachments (As Is)

Expansive floor to ceiling windows frame incredible city views while filling this corner unit condo with natural light. Perched on the 8th floor, this 2 bedroom, 2 bathroom unit offers a thoughtfully designed layout with a dedicated office, a large living room with a cozy gas fireplace, a bright kitchen nook, and an open concept kitchen with an eat up bar that flows seamlessly into the living area. Elegant hardwood flooring and a meticulously maintained space set this unit apart. The primary suite features a walk-in closet and private ensuite with dual vanities. Completing the home is a laundry room with further in suite storage. Enjoy a morning coffee or evening with friends on your oversized balcony with room for a patio set and flower pots, while taking in all of the views. This home also includes central air conditioning, a premium interior parking stall close the parkade entrance and a separate storage locker conveniently located near the elevator. Feel welcomed home to outstanding livability and unmatched convenience. The highly sought after Renaissance complex, is a beloved adult residence with 24-hour monitored security & concierge, fitness facilities, social and recreation spaces such as the games and hobby room, guest suites, a movie theatre, library, car wash bay, and beautifully maintained common areas inside and outside with gazebos and BBQ areas. The building also offers a garbage chute on each floor. Access to shopping and groceries is a breeze with secure, heated indoor access to North Hill Centre, which includes Safeway, Shoppers Drug Mart, restaurants, medical and dental offices, banks and more, making grocery shopping, dining, and daily errands. Just steps away is the LRT Station, providing quick access to downtown and the rest of the city, the Calgary Public Library, SAIT, and the Jubilee Auditorium. Welcome home.