



110, 1718 14 Avenue NW  
Calgary, Alberta

MLS # A2318163



**\$550,000**

<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>	1,310 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,174
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Vacuflow System

Enjoy this rare and spacious ground floor unit in The Renaissance, one of Calgary's most desirable premier adult living condo buildings with an extensive list of amenities. Offering over 1,300 sq.ft., 2 bedrooms, 2 bathrooms, plus a den, this bright south-facing unit is filled with tons of natural light through large windows overlooking beautifully landscaped greenspace. Inside, the home features hardwood flooring, freshly shampooed carpet, a spacious open living and dining area, a well-sized kitchen with stainless steel appliances and pantry, in-suite washer and dryer, central air cooling and a cozy gas fireplace. The versatile den is perfect for a home office or computer room. The thoughtful layout provides comfortable everyday living while offering plenty of room to entertain. The spacious primary bedroom features a large walk-in closet, and the same amazing views from the patio can also be enjoyed from the bedroom windows, creating a peaceful backdrop year-round. The 4-piece ensuite includes a standing shower as well as a walk-in jetted Jacuzzi tub. The second bedroom is conveniently located across from the full main bathroom. Step outside through the double French doors to your walkout patio with a natural gas line for your BBQ, where the quiet and peaceful setting feels more like stepping into your own private yard than a condo. Ground floor units with this type of outdoor access are rarely available in the building. Additional highlights include a Vacuflow system, secure titled underground heated parking and a large storage room located on the same level just steps from your front door, another rare and convenient feature. Residents enjoy the outstanding amenities of The Renaissance, including 24/7 concierge and security service, 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, no more wrestling garbage bags going down to the parkade! You also have 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 effortless year-round. 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 are also just minutes away. A rare opportunity to enjoy spacious living, incredible views, and unbeatable inner-city convenience in one of Calgary's most sought-after condo communities.