



GRASSROOTS
REALTY GROUP

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704, 1718 14 Avenue NW
Calgary, Alberta

MLS # A2345650



\$585,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,128 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,012
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Recessed Lighting		

Inclusions: Storage cupboard at the entrance

Welcome to refined living in the highly coveted "The Renaissance" in North Hill Towers. Positioned high up on the 7th floor, this exceptional two-bedroom residence is completely enveloped by captivating south, west, and northern exposures that frame sweeping city skylines, the rugged silhouette of the mountains, the spirited green expanse of Nose Hill Park, and the iconic energy of McMahon Stadium just beyond. The open-concept layout features 9-foot ceilings and is anchored by a refreshed and timeless kitchen complete with stunning quartz countertops, a clean modern backsplash, a convenient breakfast bar, and enough space to truly cook and bake. Proving that downsizing doesn't mean compromising, this brilliant floor plan offers a true house-like feel. It easily hosts a full-sized dining table and a buffet hutch for hosting family gatherings, then flows effortlessly into the cozy, fireplace-centred living room. Step outside onto your generous south and west-facing balcony to absorb the panoramic mountain and city vistas, or let those same dramatic backdrops accompany your morning coffee and evening gatherings right from the dining room table. Recent updates throughout add a touch of modern elegance, including fresh designer paint, quartz counters in both the kitchen and bathrooms, and plush new carpet in the bedrooms. The spacious primary retreat boasts a luxurious 5-piece ensuite with a separate shower and deep soaker tub, while the second bedroom features convenient direct access to the second full bathroom. Complete with in-unit laundry, a front hall utility/storage area, secure underground titled parking, and an additional storage locker, every detail is tailored for effortless living. Ideal for anyone making the transition out of a large home and into retirement, this secure concrete building provides 24-hour security and an outstanding

24/7 concierge and maintenance team that residents absolutely adore. Enjoy an unparalleled lifestyle with top-tier amenities, including a first-floor garden terrace, a movie theatre, library, fitness room, guest suites, and social rooms. On miserable winter days, take advantage of direct indoor access to North Hill Mall and medical offices, or walk right out the door to LRT and bus transit, all while staying just minutes from the Calgary Winter Club. Upper-level view units of this caliber rarely last long!