

609, 1718 14 Avenue NW
Calgary, Alberta

MLS # A2221378



\$529,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,083 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Stucco
Foundation:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 940
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: None

Welcome to The Renaissance, a prestigious two tower condominium complex in the desirable Briar Hill/Hounsfield Heights community. With its exceptional amenities and unmatched convenience, this is the perfect residence for those seeking a luxurious and stress free lifestyle. This east tower apartment boasts breathtaking, unobstructed views of the downtown skyline and a thoughtfully designed modern open floor plan with 9 foot ceilings. The spacious interior features two generously sized bedrooms, each with its own ensuite, offering the utmost in privacy and comfort. The inviting kitchen seamlessly flows into the bright living area, ideal for entertaining or relaxing at home. Step onto the oversized balcony and enjoy your morning coffee while soaking in stunning views of the downtown skyline and lush green spaces. This unit has brand new carpet, fresh paint and new light fixtures! Additional features include a large storage room, a prime parking stall near the parkade door, and a convenient indoor storage locker. Living at The Renaissance means enjoying an unparalleled array of amenities. From a fully equipped gym, theatre, and library to a car wash bay, bike room, guest suites, and even a recreation room, every detail has been considered to enhance your lifestyle. The grand lobby with its sweeping staircase and 24/7 concierge service exudes elegance and security. Connected directly to North Hill Shopping Centre, this location offers over 100 shops and services, eliminating the need to step outside. The CTrain station just across the street ensures seamless commutes, and proximity to SAIT and the University of Calgary makes it an ideal choice for down-sizers, commuters, or investors. NEW carpet, freshly painted, new lighting & plumbing fixtures. The Renaissance is an adult only (18+) building, mature residents only. The complex is pet friendly for up to two cats

or two birds (board approval required). ****NO DOGS ALLOWED**** Don't miss the opportunity to tour this exceptional property and experience firsthand the convenience, comfort, and elegance it offers. Schedule your showing today and discover why The Renaissance is one of Calgary's most sought after residences!