



**GRASSROOTS**  
REALTY GROUP

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302, 1726 14 Avenue NW  
Calgary, Alberta

MLS # A2219718



**\$479,900**

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,104 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 977
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage		

**Inclusions:** ALL AS IS, WHERE IS CONDITION

This Renaissance residence offers elegant and luxurious living. This bright, well-maintained unit is over 1,100 square feet and boasts 2 bedrooms plus Den, 2 bathrooms, bright kitchen with oak cabinets, double sinks, raised breakfast bar and pantry. Spacious living room with gas fireplace and dining room that opens to a huge outdoor patio with unobstructed views and has a gas hook-up for your BBQ. Primary bedroom features 2 closets and a 5-piece ensuite with double vanity and soaker tub as well as a separate shower stall. Second good-sized bedroom has direct access to the outdoor patio. Additional 3-piece bathroom with soaker tub. Den and laundry room with storage. Underground titled parking stall and storage locker. The building offers an array of amenities including a 24-hour concierge, guest suites, fitness facility, party room, private theatre, games room and garden terrace with a Gazebo seating area. Enjoy direct indoor access to North Hill Shopping Centre and excellent access to the LRT station. This is an 18+ building with pet restrictions. Dogs are not permitted.