



GRASSROOTS
REALTY GROUP

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407, 1718 14 Avenue NW
Calgary, Alberta

MLS # A2221499



\$529,800

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,167 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,007
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

****SEE THE 3D TOUR**** Experience unmatched condo living at The Renaissance! This beautifully updated 2-bedroom + den, 2-bathroom unit features an open-concept layout with new (2023) luxury vinyl plank flooring & fresh carpet and paint. Bright and airy throughout, as soon as you walk through the front door you will find a nook to your right perfect for a small desk area or closet room. Continue forwards and you will find a sleek stainless steel appliance package (2023)—including a fridge, range, dishwasher, microwave hood fan, and garburator. Past this kitchen is your new spacious living area equipped with a fireplace and easy access to your big south/east facing balcony with view of the entire downtown skyline. Past the living room you will find a 3-piece bathroom with a stacked laundry unit in the back. Finally you will encounter a guest bedroom and the big primary bedroom that includes a 5-piece ensuite bathroom. This unit also includes one titled underground parking stall and a private storage room for added convenience. But what truly sets The Renaissance apart are the exceptional amenities: enjoy the peace of mind with 24-hour concierge and security, entertain in the games room or movie theatre, host guests with two fully furnished suites at only \$100/night, stay fit in the well-equipped gym, and relax or go for walks on the private terrace courtyard. Additional perks include a car wash bay, meeting and party rooms, and direct indoor access to North Hill Centre&mdashno more braving the cold for groceries or errands. With the C-Train just steps away, commuting is a breeze. At The Renaissance, you're not just buying a home&mdashyou're stepping into a vibrant, maintenance-free lifestyle. Don't miss your chance to see what makes this building so special!

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