



**GRASSROOTS**  
REALTY GROUP

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**510, 1718 14 Avenue NW**  
**Calgary, Alberta**

**MLS # A2230584**



**\$574,900**

<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>	1,307 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,277
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

A chance to rightsize your life without downgrading your lifestyle! Clean, redesigned + ready to go: this is the best value in the renowned Renaissance adult complex in upper Briar Hill. Spread out over 1,300 sqft, this 2 bed + den + 2 bath south facing unit comes equipped with 2 underground parking stalls while boasting an open concept floor plan, hardwood flooring, fresh paint and views to the mountains + city skyline. A clean white kitchen showcasing quartz countertops, dual sink, pantry + breakfast bar. Don't miss the smartly positioned den with built-in desk and loads of storage. Enjoy ample room to host friends and family in the amalgamated living + dining areas. Cozy up to the gas fireplace or head out to the patio to fire up the BBQ and really take in those amazing views! Retreat to the bright primary bedroom and unwind in the ensuite featuring a walk-in closet, dual sinks, redesigned glass enclosed shower + separate soaker tub. The guest bedroom is right across from the 3 piece bathroom for easy access. Rounding out the perks are in-suite laundry, 2 underground parking stalls + oversized storage room for your seasonal items. You won't find better onsite amenities in the city! The building hosts a meeting room, movie theatre, arts + crafts space, games room, gym, library, guest suites, full time concierge, car wash bay, a huge common terrace and private access into North Hill Mall. A location second to none as you are mere minutes to the c-train line, grocery, restaurants, SAIT, U of C and downtown office core. It's time to get excited about your next phase in life at The Renaissance.