



609, 1718 14 Avenue NW  
Calgary, Alberta

MLS # A2298170



**\$519,000**

<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>	1,083 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 940
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Storage		

**Inclusions:** n/a

The Renaissance is a prestigious two-tower condominium complex in the highly sought-after Briar Hill Hounsfield Heights community, celebrated for its exceptional amenities, unmatched convenience, and timeless sense of style. Ideal for those looking to downsize or age in place, this residence offers a truly worry-free lifestyle in one of Calgary's most desirable buildings. This beautifully updated east tower residence offers a spacious 2 bedroom, 2 bathroom plus den layout, thoughtfully designed for both comfort and functionality. With 9-foot ceilings and a modern open floor plan, the home is filled with natural light and showcases breathtaking, unobstructed views of the downtown skyline. The primary bedroom features its own private ensuite, while the second bedroom is generously sized and positioned near the main bath, offering comfort and flexibility for guests. The versatile den provides the perfect space for a home office, reading nook, or hobby room. Recent updates including new carpet, fresh paint, and updated light and plumbing fixtures create a fresh, move-in ready feel throughout. The inviting kitchen flows seamlessly into the bright living area, ideal for both everyday living and entertaining. Step out onto the oversized balcony to enjoy your morning coffee while taking in sweeping views of the city skyline and surrounding green spaces. This home also offers exceptional convenience with a prime indoor parking stall ideally located near the parkade door and an additional secure storage locker. At The Renaissance, residents enjoy an unparalleled lifestyle. Amenities include a fully equipped gym, private theatre, library, games and craft rooms, guest suites, a car wash bay, bike storage, and beautifully appointed gathering spaces. The elegant grand lobby with its sweeping staircase and 24/7 concierge service creates a warm welcome and peace of mind. What truly

sets The Renaissance apart is its unrivaled location. The complex is directly connected to North Hill Centre, offering over 100 shops and services including a grocery store, coffee shops, pharmacy, and more. It also connects to a professional building with medical offices, a laboratory, chiropractor, massage therapy, and additional health services. Whether it's daily errands, appointments, or meeting a friend for coffee, everything is right at your fingertips without ever stepping outside. With the CTrain station just across the street, commuting downtown or accessing SAIT and the University of Calgary is seamless. The Renaissance is an adult-only 18 plus community and allows up to two cats or birds with board approval. This is a rare opportunity to enjoy elevated living with unmatched convenience in one of Calgary's most iconic addresses. Book your private showing today and experience the lifestyle that makes The Renaissance so special.