



**DJ Golden**  
**REAL ESTATE**

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**407, 1718 14 Avenue NW**  
**Calgary, Alberta**

**MLS # A2221499**



**\$549,800**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>     | 1,167 sq.ft.                       | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |          |
|--------------------|---------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Natural Gas          | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Vinyl                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 1,007 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Stucco         | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -        |
| <b>Features:</b>   | 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 no 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 you'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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