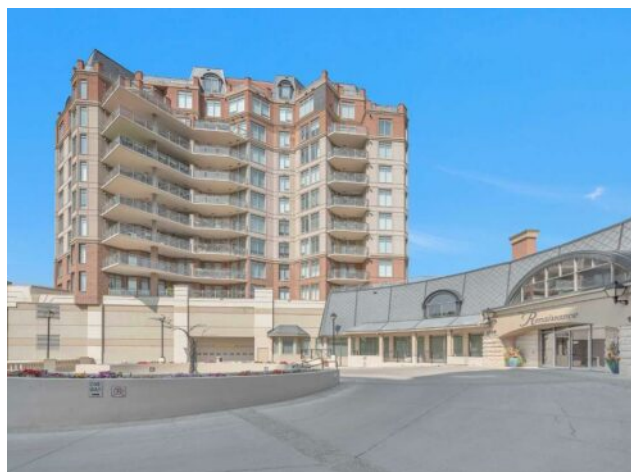


105, 1726 14 Avenue NW  
Calgary, Alberta

MLS # A2231719



# \$399,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	940 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 819
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Murphy Bed, Light fixtures

Welcome to the sought-after Renaissance West Tower at North Hill - Calgary's premier destination for luxury adult living. An exceptional 2-bedroom + den, 2-bath condo offering panoramic views of Nose Hill Park and quick access to downtown. This elevated (not ground floor) apartment has been updated throughout including fresh paint, new appliances and flooring. Abundant natural light, the kitchen features full-height cabinetry, a raised breakfast bar, and opens into a spacious living/dining area anchored by a cozy fireplace. The primary suite offers a luxurious 5-piece ensuite with deep soaker tub, step-in shower, and dual vanities. The second bedroom is positioned near a 3-piece bathroom and a den. Enjoy in-suite laundry, a titled, heated underground parking stall and separate storage locker. Step outside your unit to the beautifully landscaped rooftop terrace&mdash;just steps away&mdash;offering gardens, gazebos, and views to both the downtown skyline and Nose Hill Park. This well-managed 18+ building offers unmatched amenities: 24-hour concierge, central A/C, gym, theatre, library, guest suites, games/crafts/piano rooms, car wash bay, bike storage, and direct indoor access to North Hill Mall (Safeway, Shoppers, medical, dining). Across from Lions Park LRT and minutes to SAIT, Jubilee Auditorium, Foothills Hospital, U of C, Kensington & downtown. Convenient access to the mountains via TCH. A rare opportunity in one of Calgary's most desirable communities. Amazing value at this price!