

409, 1726 14 Avenue NW  
Calgary, Alberta

MLS # A2212124

**\$635,000**

<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>	1,229 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,065
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to Renaissance Towers at North Hill—Calgary's premier destination for luxury adult living. This beautifully upgraded 2-bedroom, 2-bathroom condo is located in the highly sought-after West Tower and features a spacious, open-concept layout with breathtaking views of downtown Calgary. Enjoy a morning coffee or evening unwind on the south-facing balcony or relax in the elegant living room complete with a cozy gas fireplace. The adjacent dining area flows seamlessly into a fully renovated kitchen that showcases quartz composite countertops, new soft-close white cabinetry with Hardrock maple interiors, stainless steel sink and faucet, Faber 300 CFM hood fan, built-in microwave, custom tile backsplash, and enhanced lighting with nine LED Razor pot lights. Luxury vinyl plank flooring (Torly's Everwood Premier) is laid throughout the unit over condo-approved cork underlay, and the space has been freshly painted to create a clean, modern feel. The primary bedroom offers a tranquil retreat with its own private balcony and a luxurious 5-piece ensuite featuring dual vanities, a deep soaker tub, and a step-in shower. A second bedroom provides flexibility for guests or can be used as a home office or den and is complemented by a well-appointed 3-piece bathroom and convenient in-suite laundry. What makes this offering even more special is that Unit #408 is also available for sale. These two units are currently connected by a discreet doorway—perfectly suited for an extended family living arrangement, multi-generational setup, or caregiver suite. Should the buyer choose to purchase only this unit, the connection can be professionally closed off to ensure full separation and privacy. Included with this home are heated underground parking and a separate assigned storage locker. Renaissance Towers offers a full suite of resort-style

amenities including 24/7 concierge service, a fitness centre, theatre room, games room, library, hobby room, party room with kitchen, billiards room, and guest suites. There's even a car wash bay and central air conditioning for year-round comfort. This well-managed 18+ building offers unparalleled convenience with direct indoor access to North Hill Shopping Centre, including Safeway, Shoppers Drug Mart, and dining options. Just steps from the Lions Park LRT station, you'll have easy access to downtown, SAIT, the Jubilee Auditorium, Louise Riley Library, and nearby parks and green spaces. This is a rare opportunity to own an upscale residence with unique flexibility in one of Calgary's most coveted adult-living communities. Click on the media link to view the video tour and contact your favourite Realtor to book a private showing today!