

# \$479,900 - 302, 1726 14 Avenue Nw, Calgary

MLS® #A2219718

**\$479,900**

2 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.00 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

This Renaissance residence offers elegant and luxurious living. This bright, well-maintained unit is over 1,100 square feet and boasts 2 bedrooms plus Den, 2 bathrooms, bright kitchen with oak cabinets, double sinks, raised breakfast bar and pantry. Spacious living room with gas fireplace and dining room that opens to a huge outdoor patio with unobstructed views and has a gas hook-up for your BBQ. Primary bedroom features 2 closets and a 5-piece ensuite with double vanity and soaker tub as well as a separate shower stall. Second good-sized bedroom has direct access to the outdoor patio. Additional 3-piece bathroom with soaker tub. Den and laundry room with storage. Underground titled parking stall and storage locker. The building offers an array of amenities including a 24-hour concierge, guest suites, fitness facility, party room, private theatre, games room and garden terrace with a Gazebo seating area. Enjoy direct indoor access to North Hill Shopping Centre and excellent access to the LRT station. This is an 18+ building with pet restrictions. Dogs are not permitted.

Built in 2003

## Essential Information

MLS® #                      A2219718

Price                        \$479,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,104             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 302, 1726 14 Avenue Nw        |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 4Y8                       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Fitness Center, Parking, Party Room, Recreation Facilities, Snow Removal, Trash, Visitor Parking, Gazebo, Recreation Room |
| Parking Spaces | 1   |
| Parking        | Titled, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Built-In Electric Range, Garburator              |
| Heating           | Boiler   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle   |
| # of Stories      | 10   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
|-------------------|--------------------|

Construction            Brick, Concrete

**Additional Information**

Date Listed            May 14th, 2025  
Days on Market        36  
Zoning                  DC

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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