

213, 1920 14 Avenue NE  
Calgary, Alberta

MLS # A2173033



**\$264,000**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mayland Heights                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)         |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                              |               |                   |
| <b>Size:</b>     | 805 sq.ft.                                 | <b>Age:</b>   | 1999 (25 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                          |               |                   |
| <b>Lot Feat:</b> | -                                          |               |                   |

**Heating:** In Floor, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Kitchen Island, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 421

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to the Grandeur! This well-maintained spacious 2-bedroom, 2-bathroom unit is just minutes from downtown. Step inside and notice the recent updates, including luxury vinyl plank flooring throughout and modern baseboards, door, and window casings! The open-concept living/dining area, complete with an eat-up breakfast bar, is perfect for entertaining. The kitchen offers a stainless steel appliance package, plenty of counter and cabinet space, and light oak finishes that create a bright, inviting atmosphere. The large master bedroom features a walk-in closet and a 3-piece ensuite, while the second bedroom offers a generous space with a 4-piece cheater ensuite bathroom. Additional features include in-suite laundry, secured underground parking, and a separate storage locker secured in a locked room. The well-maintained complex is ideally located with easy access to 16th Ave and Deerfoot Trail, offering a quick commute to downtown, SAIT, UofC, and nearby shopping and dining. Don't miss this fantastic opportunity!