

336, 1920 14 Avenue NE  
Calgary, Alberta

MLS # A2196090



**\$229,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mayland Heights                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Low-Rise (1-4)           |               |                   |
| <b>Size:</b>     | 766 sq.ft.                         | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** In Floor, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 435

**Basement:** -

**LLD:** -

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

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, Kitchen Island, Open Floorplan

**Inclusions:** N/A

Explore this stunning home via the immersive 3D tour! Discover the perfect blend of practicality and functionality in this stunning 2-bedroom, 1-bathroom condo, ideally just minutes from downtown Calgary. Boasting an open floor layout, this condo offers a bright, airy living space, including a dedicated storage room with cabinets and a stackable laundry pair, two spacious bedrooms and a functional kitchen with new quartz countertops. Enjoy the convenience of being within walking distance of an elementary school (500m) and a 5-minute drive to a junior high school. The Grandeur complex features a well-manicured greenspace, plenty of visitor surface parking, and a covered pick-up/drop-off zone. Your assigned underground parking stall with a secure storage cage ensures parking is never a hassle. Located close to grocery stores, restaurants, and coffee shops, this condo provides easy access to all amenities. With just a 10-minute drive to downtown, an 11-minute commute to SAIT, and 15 minutes to the University of Calgary, this home is perfect for families, professionals, or anyone looking to indulge in vibrant city life—schedule your private viewing today!