213, 1920 14 Avenue NE
Calgary, Alberta

MLS # A2173033

$264,000

Division:	Mayland Heights
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	805 sq.ft.	**Age:**	1999 (25 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Parkade, Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 421
Basement:	-	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island, Walk-In Closet(s)		

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!