

328, 1920 14 Avenue NE  
Calgary, Alberta

MLS # A2200559



**\$259,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mayland Heights                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 807 sq.ft.                         | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 463 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                     | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Beamed Ceilings, Laminate Counters, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

Welcome to this exquisite two-bedroom, two-bathroom condo nestled in the serene community of Mayland Heights. Situated on the top floor of the Grandeur complex, this unit boasts soaring vaulted ceilings and an open-concept layout, creating a spacious and inviting living space. With large east-facing windows, natural light floods the living space in the mornings while providing a cool and comfortable retreat in the afternoons. The oak kitchen is both stylish and functional, featuring a kitchen island that offers additional prep space and casual seating. A separate dining area offers the perfect spot for hosting meals with friends and family. The primary bedroom is generously sized, complete with a walk-in closet and a private three-piece ensuite, offering a peaceful retreat. A second bedroom offers great space and access to the four-piece bathroom. The in-unit laundry and storage area adds to the convenience and practicality of this well-designed space. Residents of The Grandeur enjoy a quiet and well-maintained complex, surrounded by lush greenery and mature trees and beautiful landscaping. Inside the building is a welcoming common area with a cozy fireplace and comfortable seating, ideal for socializing or unwinding. Additionally, a spacious two-level guest suite is available for private events. This condo also comes with the rare benefit of two parking stalls, (one titled and one assigned) a luxury not found in most units within the complex, as well as plenty of visitor parking right out front. A personal locked storage space provides extra room for seasonal items or belongings you want to keep out of sight. With multiple security cameras throughout the building and a community of friendly, respectful neighbors, this is a safe and welcoming place to call home that is ideal for young families with small children to seniors and all in between. Located in the mature and

well-established community of Mayland Heights, this condo is just eight minutes from downtown, offering easy access to the city's core. The neighborhood is conveniently positioned above Deerfoot Trail and just off 16th Avenue, making it highly accessible regardless of traffic conditions. Close to public schools, 12 mins to SAIT and 17 mins to U of C. Despite its proximity to major roads, this unit faces the front yard, ensuring peaceful and quiet living. Public transit is also readily available right outside the complex for added convenience. Meticulously maintained and move-in ready, this charming condo in Mayland Heights offers a lifestyle of comfort, accessibility, and community.