

213, 1920 14 Avenue NE
Calgary, Alberta

MLS # A2173033



\$240,000

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!