

**210, 1920 14 Avenue NE**  
**Calgary, Alberta**

**MLS # A2237366**



**\$284,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mayland Heights                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 987 sq.ft.                         | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | 0.00 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                              |
|--------------------|--------------------------------------------------------------|
| <b>Heating:</b>    | Baseboard                                                    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                          |
| <b>Roof:</b>       | -                                                            |
| <b>Basement:</b>   | -                                                            |
| <b>Exterior:</b>   | Concrete, Wood Frame                                         |
| <b>Foundation:</b> | -                                                            |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, See Remarks |

|                   |          |
|-------------------|----------|
| <b>Water:</b>     | -        |
| <b>Sewer:</b>     | -        |
| <b>Condo Fee:</b> | \$ 488   |
| <b>LLD:</b>       | -        |
| <b>Zoning:</b>    | M-C1 d65 |
| <b>Utilities:</b> | -        |

**Inclusions:** None

Welcome to The Grandeur—where stylish living meets smart investment! This bright and spacious 2-bedroom, 2-bath condo offers the perfect blend of comfort and convenience, complete with secured underground parking and dedicated storage. Step inside to an open-concept layout filled with natural light, ideal for both relaxing and entertaining. The modern kitchen features a central island—the perfect spot to gather with friends or unwind after a long day and features HEATED FLOORS throughout the living area and dedicated dining room. The primary suite is a true retreat with a walk-in closet and a sleek 3-piece ensuite, while the second bedroom offers flexibility for guests, a home office, or extra storage. Enjoy the ease of in-unit laundry/storage and thoughtful design throughout. Perfectly situated near 16th Avenue and Deerfoot Trail, The Grandeur offers unmatched access to the LRT, downtown, parks, trendy restaurants, and top-rated schools. Whether you’re a first-time buyer or investor, this is your chance to own a vibrant, well-connected home in a thriving location. Book your private showing today!