

**227, 1920 14 Avenue NE**  
**Calgary, Alberta**

**MLS # A2315427**



**\$388,800**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Garage Door Opener, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 800
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Skylight(s)		

**Inclusions:** N/A

Rarely offered at The Grandeur, this stunning southwest corner loft unit delivers a unique blend of architectural style, natural light, and functional living space. One of only four units in the complex featuring this exclusive two-level loft design, Unit #227 stands out with soaring openness, expansive windows, and an abundance of sunshine throughout the day. The bright open-concept main floor is designed for modern living and entertaining, while the upper loft level creates the perfect flex space for a home office, reading retreat, fitness area, or guest accommodation. The corner positioning provides enhanced privacy along with extra windows that truly elevate the space. Complete with two underground parking stalls and a large storage locker, this rare offering combines convenience, versatility, and character in an unbeatable central Calgary location. Opportunities like this do not come up often.