

119, 1920 14 Avenue NE
Calgary, Alberta

MLS # A2336217



\$249,900

Division:	Mayland Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	768 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Gazebo, Views		

Heating:	In Floor, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Soaking Tub, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 392
LLD:	-
Zoning:	M-C1 d65
Utilities:	-

Inclusions: N/A

Ground floor living, generous proportions and peaceful green space views come together in this spacious 1 bedroom + den home in The Grandeur. Mature trees create a calming outlook while the open and airy interior welcomes an abundance of natural light. Designed with both everyday living and entertaining in mind, the kitchen offers a peninsula island, an abundance of white cabinetry and an updated mosaic tile backsplash, with clear sightlines into the adjoining dining area. Comfortable and inviting, the living room provides plenty of space to unwind while enjoying views of the greenery just outside. A versatile den adds valuable flexibility for a home office, hobby space or additional sitting area. The exceptionally large bedroom easily accommodates king-sized furniture and features dual closets along with oversized windows that continue the serene green space views. A full 4-piece bathroom and convenient in-suite laundry complete the interior, while underground parking and an additional storage locker add everyday practicality. The Grandeur is a quiet, well-managed complex with beautifully maintained common spaces inside and out. An impressive grand entrance includes welcoming sitting areas, while a 2nd floor recreation room and guest suites available for rent provide added amenities for residents and visitors. Set within the highly sought-after community of Mayland Heights, this location offers easy access to numerous parks, excellent restaurants, pubs, cafes, shops and convenient transit options, along with a quick connection to downtown. Offering an appealing combination of space, tranquility and accessibility, this ground floor home provides a wonderful opportunity to settle into an established building and make the space your own. Dogs and cats are not permitted in the building.