



132, 1920 14 Avenue NE  
Calgary, Alberta

MLS # A2281589



**\$255,000**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 484
<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>	Breakfast Bar		

**Inclusions:** N/A

Welcome to this beautifully upgraded, sunny SOUTH-facing main floor suite in The Grandeur—; This bright and spacious 2-bedroom, 2 full bathroom unit features dual ensuites, making it perfect for roommates or guests. The front entry leads into an open, functional kitchen complete with ample cabinetry, generous counter space, brand-new kitchen countertops, updated stainless steel appliances, and newly installed luxury vinyl plank flooring for a modern, stylish finish. LED under-cabinet lighting and updated light fixtures throughout add a contemporary touch. The dining area showcases a beautiful modern light fixture, while the inviting living room opens onto a spacious patio overlooking the sunny south green space. The primary bedroom includes a walk-in closet, a built-in storage wall, and blackout curtains for added comfort. In-suite laundry with extra storage space adds everyday convenience. This unit includes heated underground parking and a storage locker! The Grandeur is a highly sought-after, exceptionally well-maintained, and quiet building in the heart of Mayland Heights. Residents enjoy stunning common areas, a grand front entrance with seating, second-floor party and recreation area, two elevators, ample visitor parking, a gazebo, security system, and more. Ideally located, Mayland Heights offers quick access to amenities, walking paths, parks, downtown, LRT, transit, and major roadways—making this home the perfect blend of comfort, convenience, and value.