



**GRASSROOTS**  
REALTY GROUP

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226, 1920 14 Avenue NE  
Calgary, Alberta

MLS # A2147362



**\$334,999**

Division:	Mayland Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	1,345 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Track Lighting		
Inclusions:	NA		

Welcome Home to your Corner Unit 2-bed/bath, 1300+sqft Loft Condo with no units above you & Large Wide Storage Locker in front of your Underground parking spot #30, at The Grandeur complex located in the inner-city community of Mayland Heights! Pride of ownership is seen throughout this home! As you enter your large open concept home with 9FT ceilings, In-Suite Laundry & in-floor heating, you're greeted with soft carpeted floors throughout, 2-beds/baths on the main (Large master-bed with walk-in closet & 3-pc ensuite standing shower, and good sized 2nd bed, and 4-pc common bath), as you enter the kitchen with island, it transitions to the dining area & living room that tastefully maximizes the space and has large windows that allow an abundance of natural light on both South and West walls. You will enjoy a beautiful skylight as you go up the stairs to your 2nd level loft with separate 3rd floor entrance that could easily be used for an additional bedroom or home business. Did I mention this fantastic complex will WOW you and your guests with it's Grand Lobby that features a guest lounge with kitchen, beautiful plants, fireplace, water fountain, and curved staircase to the 2nd level party room that can be reserved for social activities and gatherings. The outside of the complex has a beautiful gazebo with walking path, and boasts plenty of surface visitor parking. This home is centrally and conveniently located for quick access to Downtown, 16-AVE, Deerfoot, T&T Supermarket, Superstore, and Centre-Ave Badminton Centre! Seeing is believing! View this home for yourself today before it's gone!!!