

132, 1920 14 Avenue NE  
Calgary, Alberta

MLS # A2281589



**\$269,000**

**Division:** Mayland Heights

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 816 sq.ft. **Age:** 1999 (27 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Underground

**Lot Size:** -

**Lot Feat:** -

**Heating:** In Floor

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 484

**Basement:** -

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** M-C1 d65

**Foundation:** -

**Utilities:** -

**Features:** 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.