



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

132, 1920 14 Avenue NE
Calgary, Alberta

MLS # A2316524



\$249,000

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: none

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. (No cats or dogs allowed)