

118, 1920 14 Avenue NE  
Calgary, Alberta

MLS # A2212891



# \$260,000

Division:	Mayland Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Exceptional main floor condominium offering two bedrooms, two bathrooms, underground parking with a separate storage unit, and in-suite laundry and large balcony(20'9" &times; 6'3) . This spacious unit features an attractive open-concept layout, a large kitchen with ample cabinetry and counter space, a master bedroom with an ensuite bathroom and walk-in closet, and a second bedroom with convenient access to a second bathroom. The expansive patio offers significant privacy and greenery. This presents a prime opportunity for first-time homebuyers or investors, ideally situated near schools, parks, shopping, dining, grocery stores, and public transportation, with easy access to Deerfoot Trail, 16th Avenue (Trans-Canada Highway), and downtown within&nbsp;ten&nbsp;minutes.