



THE
A-TEAM

**RE/MAX
FIRST**

1920 14 Avenue #227, Calgary T2E 8V4

MLS® #: **A2172819** Area: **Mayland Heights** Listing Date: **10/13/24** List Price: **\$299,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Driveway,Enclosed,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,356**
 Low Sqft:
 Ttl Sqft: **1,356**

DOM

39
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Playground**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Skylight(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|-------------|----------------------|--------------------------|---------------|-----------------------|
| Living Room | Main | 14`2" x 13`0" | Kitchen | Main | 13`0" x 11`10" |
| Dining Room | Main | 14`5" x 8`4" | Bedroom - Primary | Main | 16`10" x 13`3" |
| Bedroom | Main | 12`8" x 9`10" | Loft | Second | 20`9" x 23`8" |
| 3pc Ensuite bath | Main | | 4pc Bathroom | Main | |

Legal/Tax/Financial

Condo Fee: **\$735** Title: **Fee Simple** Zoning: **M-C1 d65**

Fee Freq:
Monthly

Legal Desc: **9913437**

Remarks

Pub Rmks: **TWO underground parkings, 2 bedroom, 2 bathroom apartment condo unit with loft, a storage locker, well-maintained and so much more in Mayland Heights! Upon entry you will notice the high ceilings, open-concept floor plan, hardwood floors, and large windows letting in plenty of natural light. The open kitchen with breakfast bar and plenty of cabinet space is perfect for hosting friends/family or just relaxing. The master bedroom comes complete with a walk-in closet and a 3-piece ensuite bathroom! The main floor also includes another bedroom and a 4-piece bathroom. Finally, head upstairs to the substantial loft with skylight and more than enough space to be used for whatever purpose best suits you; though one could easily imagine using it as a playroom for kids, or a theatre room for movie nights. With in-suite laundry, and close to amenities (including Sunridge Mall), public transit, 16th Avenue and the Deerfoot, this unit is definitely worth your time to come and see!**

Inclusions: **None**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







