



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: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,356**
Low Sqft:
Ttl Sqft: **1,356**

DOM

101
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Driveway,Enclosed,Stall,Titled,Underground

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
Living Room	Main	14`2" x 13`0"
Dining Room	Main	14`5" x 8`4"
Bedroom	Main	12`8" x 9`10"
3pc Ensuite bath	Main	

Room	Level	Dimensions
Kitchen	Main	13`0" x 11`10"
Bedroom - Primary	Main	16`10" x 13`3"
Loft	Second	20`9" x 23`8"
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







