



THE
A-TEAM

**RE/MAX
FIRST**

1920 14 Avenue #230, Calgary T2E 8V4

MLS® #: **A2175945** Area: **Mayland Heights** Listing Date: **10/29/24** List Price: **\$259,900**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **822**
 Low Sqft:
 Ttl Sqft: **822**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Off Street, Parkade, Stall, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **Lighting, Storage**
 Construction: **Brick, Vinyl Siding**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	6`2" x 8`2"	4pc Bathroom	Main	7`2" x 8`1"
Bedroom	Main	11`0" x 10`4"	Dining Room	Main	9`0" x 11`9"
Kitchen	Main	10`4" x 14`7"	Living Room	Main	9`8" x 11`1"
Bedroom - Primary	Main	10`7" x 13`4"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$449

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: 9913437

Remarks

Pub Rmks: ***MOVE-IN READY* Cozy 2-bedroom, 2-bathroom apartment in the fantastic community of Mayland Heights. This property has an inviting open concept living room and kitchen. The kitchen has 5-appliances, island, large pantry and loads of cupboard space. There is a spacious primary bedroom, which has a 3-piece ensuite bathroom and walk-in closet. Down the hall there is a 2nd bedroom, main bathroom and laundry room for your convenience. There is underground parking and a storage locker. The building is Professionally Managed, has a delightful lobby, dining and entertainment space. Visitor parking when you have guest and a great location. Close to all major routes, shopping, schools, Deerfoot Athletic Park and so much more. Book your showing today!**

Inclusions: N/A
Property Listed By: Hope Street Real Estate Corp.

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





