



**DJ Golden**  
**REAL ESTATE**

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**324, 1920 14 Avenue NE**  
**Calgary, Alberta**

**MLS # A2209167**



**\$285,500**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Elevate your lifestyle with this stunning top-floor 2-bedroom, 2-bathroom apartment, perfectly positioned in a three-story building with panoramic views. Step into a bright, airy sanctuary where natural light floods every corner, enhancing the beauty of an upgraded kitchen designed for both elegance and practicality. The spacious living and dining areas provide a welcoming retreat—perfect for quiet relaxation or vibrant entertaining. The primary suite offers a peaceful escape, complete with an ensuite bathroom featuring a wheelchair-friendly shower for comfort and accessibility. Meanwhile, the second bedroom and additional full bath create an inviting space for guests or family. Enjoy secure underground parking and the peace of mind that comes with controlled access to your residence. Situated in a prime location, you'll find yourself immersed in Calgary's energetic downtown—surrounded by top-tier dining, shopping, and entertainment. And when you crave a tranquil retreat, those spectacular mountain views offer an ever-changing masterpiece right outside your window. This is more than a home—it's a lifestyle. Don't miss your chance to own this exceptional top-floor unit! Schedule your private showing today and embrace the best of urban living with unparalleled views, modern comforts, and effortless convenience.