

# \$449,500 - 211, 9449 19 Street Sw, Calgary

MLS® #A2203078

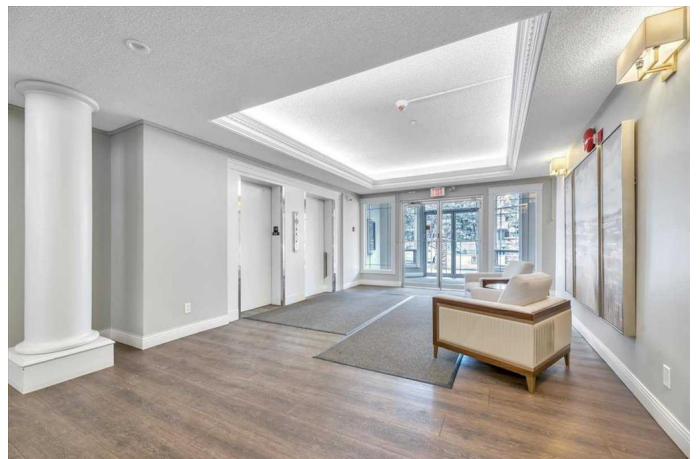
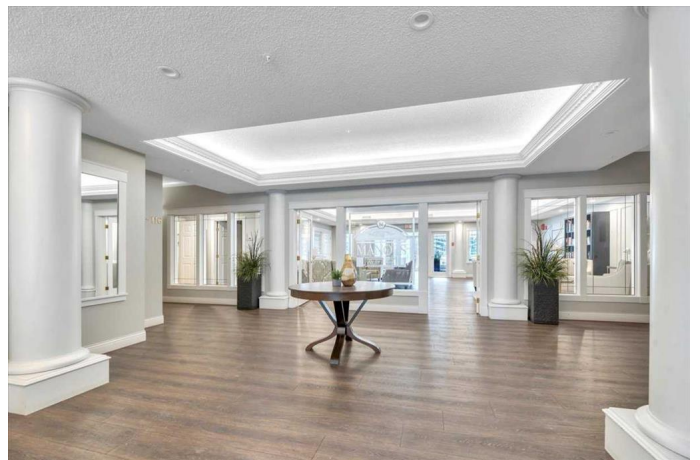
**\$449,500**

2 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome to the prestigious Manors of West Park, a sought after community offering comfort, convenience, and exceptional amenities! Lovingly maintained by the original owner, this bright and spacious home features a welcoming foyer, a generous living area with a cozy gas fireplace, and a dining space perfect for gatherings. The well-equipped kitchen boasts stainless steel appliances, granite counters, and ample storage, while a dedicated laundry room and pantry adds extra functionality. The expansive primary bedroom fits a king-sized bed and includes a large closet and spa-like ensuite with a soaker tub. A versatile second bedroom is ideal for guests, or utilized as an office or den, with a second 3 piece bathroom. Beyond the home itself, residents enjoy the use of a guest suite for visiting family, a party room with kitchen, a woodworking shop and an exercise room. Additional highlights include central A/C, a secured storage locker, and a titled underground parking stall. Bicycle racks and a dedicated car wash area are available in the parking garage. This is a prime location within walking distance or a 5 minute drive to Glenmore Landing, Oakridge COOP Shopping Centre, Glenmore Park and Sailing Club, Oakbay Shopping Centre, The Jewish Community Center, Southland Leisure Centre and Tsuu T'ina-Stoney Trail, offering easy access to shopping, professional services, dining, and recreation. Don't miss this incredible opportunity—book your showing



today!

Built in 1993

### Essential Information

MLS® #	A2203078
Price	\$449,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	211, 9449 19 Street Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5J8

### Amenities

Amenities	Visitor Parking, Bicycle Storage, Car Wash, Fitness Center, Garbage Chute, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Microwave Hood Fan
Heating	Hot Water

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### Exterior

Exterior Features	Awning(s), Courtyard
Construction	Brick, Stucco

### Additional Information

Date Listed	March 19th, 2025
Days on Market	28
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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