

# \$549,900 - 103, 9449 19 Street Sw, Calgary

MLS® #A2204327

**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

One of the Best Locations Within the Complex.

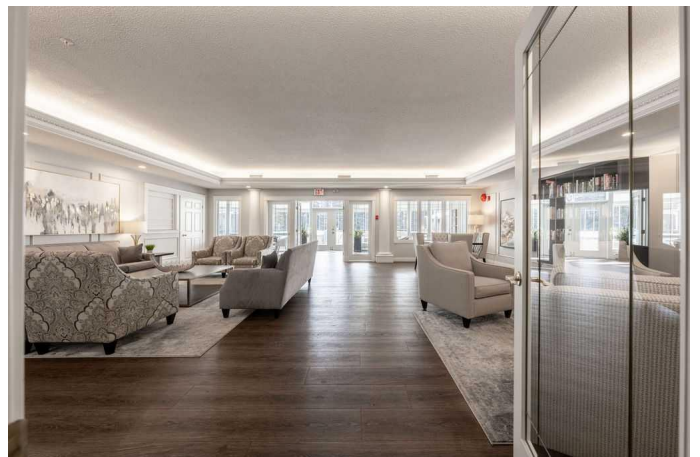
SW CORNER UNIT Facing the Courtyard with 2 PRIVATE PATIOS. Bright and Spacious MAIN Floor Unit. Kitchen with Breakfast Nook has Ample Cabinetry and a Door to the South Facing Patio to Enjoy your Morning Coffee and the Wildlife that Comes to Visit. Living Room and Dining Room have Large Windows on 2 Walls for an Abundance of Natural Light. Soaring Ceilings Add to the Spacious Airy Feel. Gas Fireplace With Fan For Cooler Winter Evenings. Large Primary Suite Has 5 Piece Bath and Walk-In Closet. Second Bedroom is Located on Opposite Side of the Apartment With 3 Pce. Bathroom Across Hall, Providing Privacy for Guests or May be used as a Den with Access to 2nd Patio Which Faces West and is Surrounded by Spruce Trees. In-Suite Laundry/Storage Room. Well Maintained Complex Offers Many Amenities Including Owner's Lounge/Party Room with Full Kitchen, Sun Room, Guest Suite, Craft Room/Gym, Car Wash, Woodworking Room, Good Size Storage Locker, Bicycle Storage. Titled Parking. Ideal Location Near Public Transit, Glenmore Landing for all your Shopping Needs, South Glenmore Park with Bike/Walking Paths and More.

Built in 1993

## Essential Information

MLS® #

A2204327



|                |                   |
|----------------|-------------------|
| Price          | \$549,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,319             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103, 9449 19 Street Sw |
| Subdivision | Palliser               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2V 5J8                |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Storage, Trash, Bicycle Storage, Car Wash, Workshop |
| Parking Spaces | 1                                                                                                                                   |
| Parking        | Heated Garage, Parkade, Titled, Underground, Secured                                                                                |
| # of Garages   | 1                                                                                                                                   |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Boiler, Fireplace(s), Hot Water                                                             |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas, Glass Doors, Living Room, Mantle, Blower Fan                                                      |
| # of Stories      | 3                                                                                                      |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard, BBQ gas line   |
| Construction      | Stone, Stucco, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 26               |
| Zoning         | M-C1             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.