

\$409,900 - 214, 9449 19 Street Sw, Calgary

MLS® #A2093516

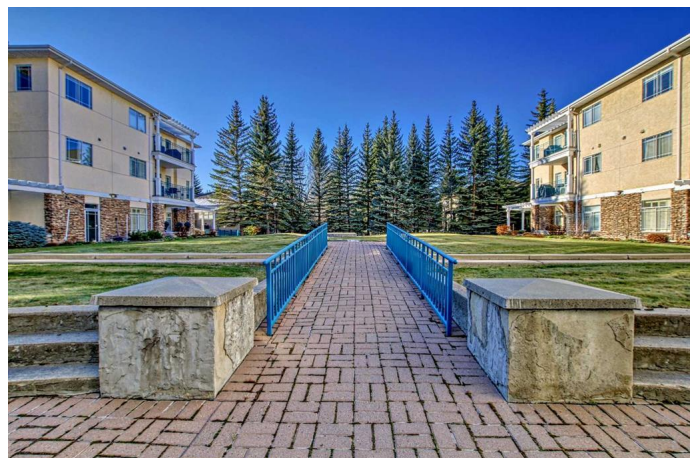
\$409,900

2 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Back on the market due to financing Step into this delightful 2 bedroom, 2 bathroom condo that's not just a home—it's an everyday getaway! Located in the heart of Palliser, this location is hard to beat with all the amenities of Glenmore landing as well as the Oakridge shopping just minutes away. This building is Impeccably managed, with beautifully updated social spaces for all to enjoy. Recently elevated with new appliances, flooring, paint and plumbing this haven has been showered with care and attention. Nestled on the second floor, this unit gazes towards the sun-kissed South through a canopy of trees, offering serene views of a tranquil residential street. The large balcony deck—perfect for entertaining—comes equipped with a natural gas BBQ hook-up for all your summer grilling needs. This fully air-conditioned unit welcomes you with a bright living room that includes a cozy gas fireplace and mantle. The layout seamlessly connects a formal dining room and a delightful breakfast bar that adds an airy, open feel to the space. The master bedroom, boasting corner windows, a walk-in closet, and a 4-piece ensuite, is an oasis of comfort. Convenience meets space - with an ample in-suite laundry room, complete with storage cabinets. Parking? Covered. Your very own titled, heated underground stall awaits, accompanied by an assigned storage locker. But wait, there's more! This complex boasts a suite of amenities: a car wash, a cozy guest suite, a



sunroom to bask in, a beautifully maintained courtyard, an exercise room, a vibrant party room, and even a workshop for your creative endeavors.

And location? Absolutely unbeatable! Just a leisurely stroll away from Glenmore Park's scenic trails, Glenmore Landing's conveniences, and ideally located for access to public transit. This is not just a home; it's a lifestyle upgrade waiting for you!

Built in 1993

Essential Information

MLS® #	A2093516
Price	\$409,900
Sold Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	214, 9449 19 Street Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5J8

Amenities

Amenities	Car Wash, Elevator(s), Guest Suite, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1

Parking	Heated Garage, Secured, Stall, Titled, Underground
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Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, Recreation Facilities, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	Uncovered Courtyard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	November 18th, 2023
Date Sold	April 5th, 2024
Days on Market	139
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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