

\$424,900 - 203, 9449 19 Street Sw, Calgary

MLS® #A2160851

\$424,900

2 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

This air-conditioned second floor condo boasts a fantastic location facing the inner courtyard, bathed in sunshine thanks to large south-facing windows. The well-designed floorplan features a spacious kitchen with newer appliances and plenty of cupboard and counter space, a generous dining room that comfortably fits a large table, and an adjoining living room with a cozy gas fireplace. There are two bedrooms including a king-sized primary with a walk-in closet and ensuite bathroom. The second bedroom is ideal as an office, den, or guest room, and there's also a conveniently located second bathroom. You'll appreciate the large 8'™x13'™ south-facing balcony that overlooks the courtyardâ€”an excellent spot to relax and unwind. Additional features include in-unit laundry and storage, a titled underground parking stall, and a storage locker. The Manors at Westpark is a well-managed complex with reasonable condo fees, strong financials, and a range of amenities such as guest suites, a gym, a car wash, a woodworking shop, a party room, and a beautiful courtyard. Enjoy easy access to the shops and restaurants at Glenmore Landing and the scenic pathways along the Glenmore Reservoir. Please note that pets are not allowed. Come and see for yourself, this could be the one youâ€™ve been looking for!

Built in 1993



Essential Information

MLS® #	A2160851
Price	\$424,900
Sold Price	\$432,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	203, 9449 19 Street Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5J8

Amenities

Amenities	Car Wash, Fitness Center, Guest Suite, Party Room, Secured Parking, Workshop
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard
Construction	Stucco, Wood Frame

Additional Information

Date Listed	August 27th, 2024
Date Sold	September 6th, 2024
Days on Market	10
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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