

# \$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.

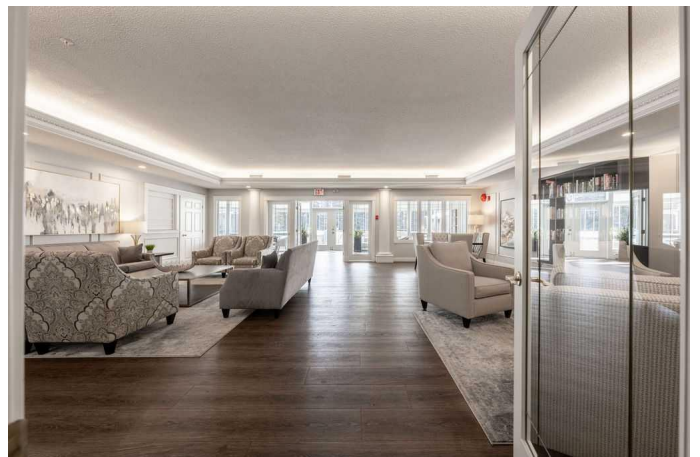
SW CORNER UNIT Facing the Courtyard with 2 PRIVATE PATIOS. Bright and Spacious MAIN Floor Unit. Kitchen with Breakfast Nook has Ample Cabinetry and a Door to the South Facing Patio to Enjoy your Morning Coffee and the Wildlife that Comes to Visit. Living Room and Dining Room have Large Windows on 2 Walls 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 17  
Zoning M-C1

### **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.