

# \$595,000 - 104, 9449 19 Street Sw, Calgary

MLS® #A2206216

**\$595,000**

2 Bedroom, 2.00 Bathroom, 1,330 sqft  
Residential on 0.00 Acres

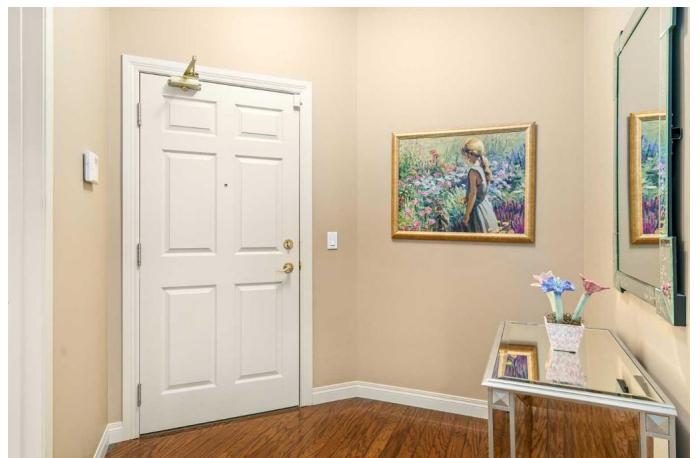
Palliser, Calgary, Alberta

This beautifully RENOVATED MAIN FLOOR CORNER UNIT offers the perfect blend of comfort and convenience, featuring central AIR CONDITIONING and TWO titled underground side-by-side parking stalls. With 9 ft. ceilings throughout and an unbeatable location within the complex, this home boasts two private patios and floor-to-ceiling windows on two sides with California shutters, filling the space with natural light and creating an open, inviting atmosphere.

The bright and airy living and dining areas are enhanced by a gas fireplace, providing warmth and ambiance for cozy evenings. The well-appointed kitchen offers ample storage, sleek CUSTOM CABINETRY, GRANITE countertops, and NEW stainless steel appliances. A breakfast area leads to the south-facing patio, complete with a gas BBQ hookup.

The primary suite is a spacious retreat, easily accommodating any bedroom set, and includes a 4-piece ensuite with a walk-in shower and a generous walk-in closet. The second bedroom, located on the opposite side of the unit for added privacy, is ideal for guests or a home office/den and offers direct access to the second patio, surrounded by mature trees. A 3-piece bathroom is conveniently located nearby.

Additional highlights include a full laundry



room with ample storage, a large sink, and BRAND NEW washer, dryer, and freezer.

This well-maintained complex offers top-tier amenities, including a social lounge with a full kitchen, a guest suite, a fitness and craft room, a woodworking shop, bicycle storage, and a car wash.

Ideally situated near Glenmore Landing, public transit, and South Glenmore Park, this home provides easy access to shopping, dining, and scenic walking and biking trails. Don't miss this rare opportunity to own a beautifully upgraded unit with A/C and two parking stalls in a prime location!

Built in 1993

### Essential Information

MLS® #	A2206216
Price	\$595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,330
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	104, 9449 19 Street Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5J8

## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Covered, Enclosed, Heated Garage, Parkade, Paved, Secured, Stall, Titled, Underground

## Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Fireplace(s), Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	BBQ gas line, Private Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	March 27th, 2025
Days on Market	5
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.