

**213, 9449 19 Street SW**  
**Calgary, Alberta**

**MLS # A2234573**



**\$524,900**

<b>Division:</b>	Palliser		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 758
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, Walk-In Closet(s)		

**Inclusions:** Sofa Bed in secondary bedroom

Welcome to this beautifully bright and spacious corner unit, offering over 1,350 sq. ft. of comfortable living space. With sunny south exposure and views of a mature, tree-lined street, this 2-bedroom, 2-bath condo is flooded with natural light throughout the day. The kitchen is generously sized, featuring ample counter space and abundant cabinetry—perfect for both everyday cooking and entertaining. The open-concept living and dining area boasts a cozy fireplace and enough room for a large dining table, china hutch, and sideboard. Step out onto the private balcony to enjoy your morning coffee or host an afternoon BBQ—complete with a natural gas hook-up. The primary bedroom easily accommodates a king-sized bed and full furniture set. It includes a custom walk-in closet with built-in rods and shelving, and a luxurious 5-piece ensuite featuring a double vanity, soaker tub, and walk-in shower. The second bedroom is also generously sized with plenty of natural light and is ideal for guests or a home office. A second full bath and ample linen storage complete the bedroom wing. Additional features include a spacious laundry room with a full-size washer and dryer, a stand-up freezer, built-in desk, and cabinetry—adding functionality and convenience. This well-managed complex offers a wide array of amenities, including: Owner's lounge/party room with full kitchen, Sunroom, Guest suite, Craft room, gym, Car wash bay, Woodworking shop, Secure bicycle storage, Large assigned storage locker. This unit includes two titled underground parking stalls, conveniently located near the elevator. Perfectly situated with walking paths throughout the community, and just minutes from the scenic Glenmore Reservoir. Enjoy all your shopping, dining, and grocery needs at nearby Glenmore Landing, with public transit just steps from

your door. This is more than a condo&mdash;it&rsquo;s a true home and community. Don&rsquo;t miss this opportunity. Call today to start making lasting memories!