

# **\$499,800 - 103, 9449 19 Street Sw, Calgary**

MLS® #A2228608

**\$499,800**

2 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Bright & Spacious MAIN FLOOR CORNER UNIT Facing the COURTYARD. Sunny SOUTHWEST EXPOSURE with TWO PRIVATE PATIOS. One of the Best Locations Within the Complex and One of the larger Floor Plans. Kitchen with Eating Area Has AMPLE CABINETRY, Lots of COUNTERSPACE and a Door to the SOUTH FACING PATIO with Natural Gas Bar B Q. Living Room and Dining Room have LARGE WINDOWS on 2 Sides Providing an Abundance of NATURAL LIGHT. 9' CEILINGS Add to the Spacious Airy Feel. COZY GAS FIREPLACE With Fan Is Perfect for those Cooler Winter Evenings. Large PRIMARY SUITE Has 5 Piece Bath and Walk-In Closet. Second Bedroom is Located on the Opposite Side of the Apartment With a 3 Pce. Bathroom Across the Hall, Providing Privacy for Guests or May be used as a Den with Access to the 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 and Bicycle Storage. TITLED PARKING. Ideal Location Near Public Transit, Glenmore Landing for all your Shopping Needs and SCENIC PATHWAYS Along the Reservoir.

Built in 1993



## Essential Information

MLS® #	A2228608
Price	\$499,800
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	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Storage, Trash, Workshop
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground
# 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	Blower Fan, Gas, Glass Doors, Living Room, Mantle

# of Stories                3

## **Exterior**

Exterior Features    BBQ gas line, Courtyard  
Construction        Stone, Stucco, Wood Frame

## **Additional Information**

Date Listed            June 7th, 2025  
Days on Market      25  
Zoning                 M-C1

## **Listing Details**

Listing Office         Real Estate Professionals Inc.

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