# \$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 32

Zoning M-C1

## **Listing Details**

Listing Office eXp Realty

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