

# \$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, Fireplace(s), Hot Water, Boiler                                                             |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas, Glass Doors, Living Room, Mantle, Blower Fan                                                      |

# 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       9  
Zoning                 M-C1

## **Listing Details**

Listing Office         Real Estate Professionals Inc.

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