

# \$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

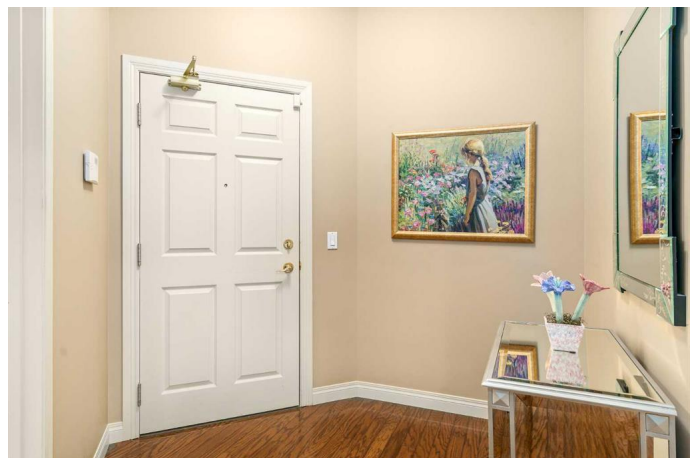
Palliser, Calgary, Alberta

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 | 33               |
| Zoning         | M-C1             |

## Listing Details

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

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