

# \$299,900 - 108, 9449 19 Street Sw, Calgary

MLS® #A2236443

**\$299,900**

1 Bedroom, 1.00 Bathroom, 746 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Located in the highly desirable community of Palliser, this well-maintained complex offers the perfect blend of comfort and convenience. Just minutes from Glenmore Landing Shopping Centre, the Southland Leisure Centre, South Glenmore Park, Oakridge CO-OP, public transit, and scenic walking and biking paths, everything you need is within easy reach. This air-conditioned window unit features a spacious open-concept layout with a functional kitchen, a dining area, and a bright living room—ideal for both everyday living and entertaining. The primary bedroom is generously sized and located next to a well-appointed four-piece bathroom. An in-suite laundry and storage room provides added practicality and convenience. Included with the unit is a titled underground parking stall (stall #72) conveniently located near the elevator, along with a private storage locker (#22). Residents also enjoy access to a variety of amenities including a guest suite, a party room with a full kitchen, a sunroom, a fitness room, a car wash bay, a workshop, and secure bike storage located in the electrical room. This is a no-pets building, offering a quiet and serene living environment. Call today to schedule your private viewing and experience everything the Manors at West Park has to offer.

Built in 1993

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2236443          |
| Price          | \$299,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 746               |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108, 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, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                                                                       |
| Parking        | Heated Garage, Titled, Underground                                                                                                                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Boiler, Hot Water                                               |
| Cooling           | Window Unit(s)                                                             |
| # of Stories      | 3                                                                          |
| Basement          | None                                                                       |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard, Lighting       |
| Construction      | Stone, Stucco, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 4              |
| Zoning         | M-C1           |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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