

# \$454,900 - 211, 9449 19 Street Sw, Calgary

MLS® #A2185385

**\$454,900**

2 Bedroom, 2.00 Bathroom, 1,141 sqft  
Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome to the prestigious Manors of West Park, a sought-after 55+ building! This meticulously maintained home, lovingly cared for by the original owner, offers an exceptional blend of comfort and functionality. Step into a sun-filled oasis with a spacious entrance leading into a massive living room featuring a stunning gas fireplace. The adjacent dining area is perfect for entertaining or indulging in hobbies, accommodating even the largest dining table. The well-appointed kitchen boasts stainless steel appliances and ample granite counter space, while the dedicated laundry room adds extra convenience. The primary bedroom is a true retreat, easily fitting a king-sized bed and additional furniture, with plenty of closet space to keep your wardrobe intact. The attached ensuite features a luxurious soaker tub, offering the perfect place to unwind. This home also includes a second full bathroom, adding convenience and functionality for guests or household needs. A versatile second bedroom provides endless possibilities, whether used as a guest room, reading nook, craft space, or TV room. And with central air conditioning, you'll stay cool and comfortable during the summer months. Additional highlights include hardwood floors throughout, secured storage locker, and titled underground parking stall, ensuring your vehicle stays safe and warm year-round. Don't miss your chance to call this incredible home your own—book your showing today before it's gone!



Built in 1993

## Essential Information

MLS® #	A2185385
Price	\$454,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,141
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	211, 9449 19 Street Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5J8

## Amenities

Amenities	Fitness Center, Secured Parking, Storage, Visitor Parking, Bicycle Storage, Car Wash, Garbage Chute, Parking, Party Room, Recreation Room, Snow Removal, Trash
Parking Spaces	1
Parking	Heated Garage, Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Awning(s), Courtyard
Construction	Brick, Stucco

### **Additional Information**

Date Listed	January 6th, 2025
Days on Market	67
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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