

# \$339,900 - 306, 9449 19 Street Sw, Calgary

MLS® #A2248542

**\$339,900**

1 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

SPACIOUS TOP FLOOR UNIT | BEAUTIFULLY RENOVATED | NEW LVP FLOORING | CENTRAL AIR | Stylishly appointed & meticulously maintained by the original owner, this top floor 1 bedroom + den unit is spacious with an abundance of natural light. The large kitchen offers plenty of cupboard & counter space, plus room to have an island or breakfast table. This terrific floor plan offers an open dining & living area that are ideal for entertaining & the living room features a gas fireplace. The den showcases a dramatic high ceiling, large windows & has a pass through to the kitchen—plus opens to the north facing deck. The Master bedroom is generous in size & features a renovated 3pc ensuite with oversized shower plus a walk-in closet. Completing this unit is a laundry room with storage, titled underground parking stall, and a storage locker. The Manors at Westpark is a well-managed complex with reasonable condo fees, healthy financials, and has extensive amenities that include guest suites, fitness centre, car wash, a woodworking shop, party room, and a beautiful lush courtyard. Enjoy the quick & easy access to the restaurants, shops & services at Glenmore Landing; the scenic pathways along the Glenmore Reservoir are just a short walk away & major roadways are conveniently nearby. Please note this building does not allow pets.

Built in 1993



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248542          |
| Price          | \$339,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 932               |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 306, 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, Party Room, Recreation Room, Secured Parking, Trash, Workshop |
| Parking Spaces | 1                                                                                                                                  |
| Parking        | Parkade, Titled, Underground                                                                                                       |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Hot Water                                                                         |
| Cooling           | Central Air                                                                                                |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas, Mantle, Tile                                                                                          |

# of Stories                3

## Exterior

Exterior Features    Balcony, Courtyard  
Construction        Stone, Stucco, Wood Frame

## Additional Information

Date Listed            August 15th, 2025  
Days on Market       1  
Zoning                 M-C1

## Listing Details

Listing Office         eXp Realty

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