

# \$449,500 - 211, 9449 19 Street Sw, Calgary

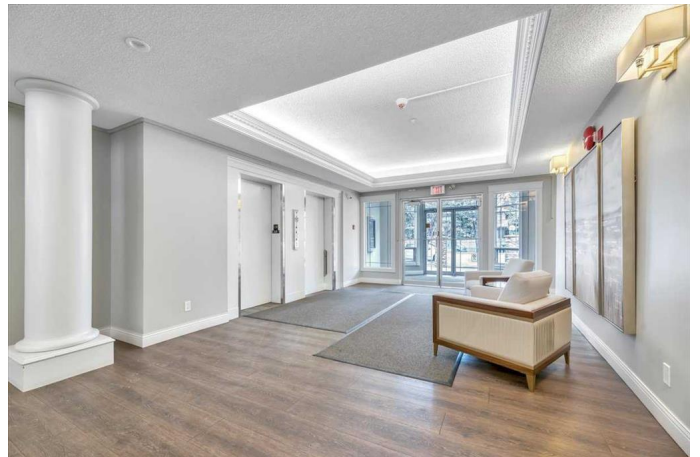
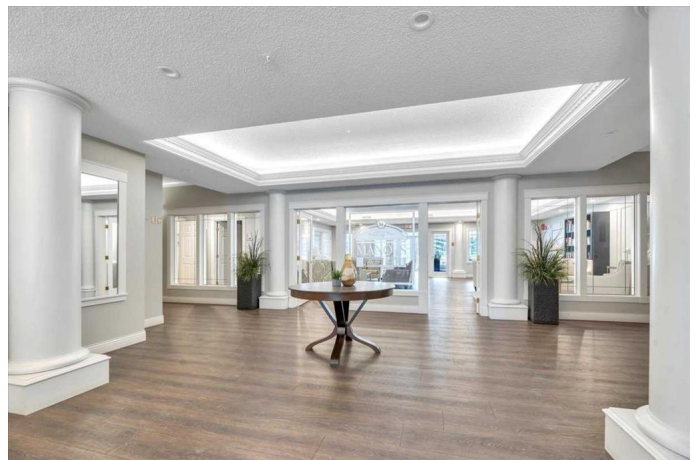
MLS® #A2203078

**\$449,500**

2 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome to the prestigious Manors of West Park, a sought-after 55+ community offering comfort, convenience, and exceptional amenities! Lovingly maintained by the original owner, this bright and spacious home features a welcoming foyer, a generous living area with a cozy gas fireplace, and a dining space perfect for gatherings. The well-equipped kitchen boasts stainless steel appliances, granite counters, and ample storage, while a dedicated laundry room and pantry adds extra functionality. The expansive primary bedroom fits a king-sized bed and includes a large closet and spa-like ensuite with a soaker tub. A versatile second bedroom is ideal for guests, or utilized as an office or den, with a second 3 piece bathroom. Beyond the home itself, residents enjoy the use of a guest suite for visiting family, a party room with kitchen, a woodworking shop and an exercise room. Additional highlights include central A/C, a secured storage locker, and a titled underground parking stall. Bicycle racks and a dedicated car wash area are available in the parking garage. This is a prime location within walking distance or a 5 minute drive to Glenmore Landing, Oakridge COOP Shopping Centre, Glenmore Park and Sailing Club, Oakbay Shopping Centre, The Jewish Community Center, Southland Leisure Centre and Tsuu T'ina-Stoney Trail, offering easy access to shopping, professional services, dining, and recreation. Don't miss this incredible opportunity—book your showing



today!

Built in 1993

### Essential Information

MLS® #	A2203078
Price	\$449,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Car Wash, Garbage Chute
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	March 19th, 2025
Days on Market	17
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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