

211, 9449 19 Street SW
Calgary, Alberta

MLS # A2203078



\$449,500

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,140 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to the prestigious Manors of West Park, a sought after 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!