

**103, 9449 19 Street SW  
Calgary, Alberta**

**MLS # A2204327**



**\$519,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Palliser   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 1,319 sq.ft.   | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler, Fireplace(s), Hot Water                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 700 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** Natural Gas BarBQ

One of the Best Locations Within the Complex. SW CORNER UNIT Facing the Courtyard with 2 PRIVATE PATIOS. Bright and Spacious MAIN Floor Unit. Kitchen with Breakfast Nook has Ample Cabinetry and a Door to the South Facing Patio to Enjoy your Morning Coffee and the Wildlife that Comes to Visit. Living Room and Dining Room have Large Windows on 2 Walls for an Abundance of Natural Light. Soaring Ceilings Add to the Spacious Airy Feel. Gas Fireplace With Fan For Cooler Winter Evenings. Large Primary Suite Has 5 Piece Bath and Walk-In Closet. Second Bedroom is Located on Opposite Side of the Apartment With 3 Pce. Bathroom Across Hall, Providing Privacy for Guests or May be used as a Den with Access to 2nd Patio Which Faces West and is Surrounded by Spruce Trees. In-Suite Laundry/Storage Room. Well Maintained Complex Offers Many Amenities Including Owner's Lounge/Party Room with Full Kitchen, Sun Room, Guest Suite, Craft Room/Gym, Car Wash, Woodworking Room, Good Size Storage Locker, Bicycle Storage. Titled Parking. Ideal Location Near Public Transit, Glenmore Landing for all your Shopping Needs, South Glenmore Park with Bike/Walking Paths and More.