

# \$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 kitchenâ€¦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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