



**GRASSROOTS**  
REALTY GROUP

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103, 9449 19 Street SW  
Calgary, Alberta

MLS # A2228608



**\$465,000**

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

Heating:	Baseboard, Boiler, Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 742
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Natural Gas Bar B Q

Bright & Spacious MAIN FLOOR CORNER UNIT Facing the COURTYARD. Sunny SOUTHWEST EXPOSURE with TWO PRIVATE PATIOS. One of the Best Locations Within the Complex and One of the larger Floor Plans. Kitchen with Eating Area Has AMPLE CABINETRY, Lots of COUNTERSPACE and a Door to the SOUTH FACING PATIO with Natural Gas Bar B Q. Living Room and Dining Room have LARGE WINDOWS on 2 Sides Providing an Abundance of NATURAL LIGHT. 9' CEILINGS Add to the Spacious Airy Feel. COZY GAS FIREPLACE With Fan Is Perfect for those Cooler Winter Evenings. Large PRIMARY SUITE Has 5 Piece Bath and Walk-In Closet. Second Bedroom is Located on the Opposite Side of the Apartment With a 3 Pce. Bathroom Across the Hall, Providing Privacy for Guests or May be used as a Den with Access to the 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 and Bicycle Storage. TITLED PARKING. Ideal Location Near Public Transit, Glenmore Landing for all your Shopping Needs and SCENIC PATHWAYS Along the Reservoir.