



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

108, 9449 19 Street SW  
Calgary, Alberta

MLS # A2236443



**\$279,500**

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	1993 (32 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 482
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Window Air Conditioner Unit

Located in the highly desirable community of Palliser, this well-maintained complex offers the perfect blend of comfort and convenience. Just minutes from Glenmore Landing Shopping Centre, the Southland Leisure Centre, South Glenmore Park, Oakridge CO-OP, public transit, and scenic walking and biking paths, everything you need is within easy reach. This air-conditioned window unit features a spacious open-concept layout with a functional kitchen, a dining area, and a bright living room—ideal for both everyday living and entertaining. The primary bedroom is generously sized and located next to a well-appointed four-piece bathroom. An in-suite laundry and storage room provides added practicality and convenience. Included with the unit is a titled underground parking stall (stall #72) conveniently located near the elevator, along with a private storage locker (#22). Residents also enjoy access to a variety of amenities including a guest suite, a party room with a full kitchen, a sunroom, a fitness room, a car wash bay, a workshop, and secure bike storage located in the electrical room. This is a no-pets building, offering a quiet and serene living environment. Call today to schedule your private viewing and experience everything the Manors at West Park has to offer.