



GRASSROOTS
REALTY GROUP

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306, 9449 19 Street SW
Calgary, Alberta

MLS # A2248542



\$339,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	1993 (32 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

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 kitchen…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 a 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.