



GRASSROOTS
REALTY GROUP

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213, 9449 19 Street SW
Calgary, Alberta

MLS # A2248920



\$475,000

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,352 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	-
Exterior:	Stone, Stucco, Wood Frame
Foundation:	-
Features:	Double Vanity, No Animal Home, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 758
LLD:	-
Zoning:	MC-1
Utilities:	-

Inclusions: Sofa Bed in secondary bedroom

Welcome to this beautifully bright and spacious corner unit, offering over 1,350 sq. ft. of comfortable living. With sunny south exposure and views of a mature, tree-lined street, this two-bedroom, two-bath condo is filled with natural light from morning to evening. The generous kitchen provides abundant cabinetry and counter space, opening to a large living and dining area with a cozy fireplace and room for a full dining set. A private balcony with a natural gas hook-up is perfect for morning coffee or an afternoon barbecue. The primary suite accommodates a king-sized bed, includes a custom walk-in closet, and features a luxurious five-piece ensuite with double vanity, soaker tub, and walk-in shower. The second bedroom is bright and versatile, complemented by a full bathroom and ample linen storage. Additional highlights include a spacious laundry room with full-size washer and dryer, stand-up freezer, built-in desk, and cabinetry. The well-managed complex offers extensive amenities such as a lounge, guest suite, craft room, gym, car wash, woodworking shop, and secure storage. Two titled underground parking stalls are conveniently located near the elevator. Set within a community of walking paths and just minutes from the Glenmore Reservoir and Glenmore Landing's shops and dining, with public transit at your doorstep, this home offers both comfort and convenience. More than a condo—it's a lifestyle. Book your showing today