



203, 9449 19 Street SW
Calgary, Alberta

MLS # A2160851



\$424,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,050 sq.ft.	Age:	1993 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

This air-conditioned second floor condo boasts a fantastic location facing the inner courtyard, bathed in sunshine thanks to large south-facing windows. The well-designed floorplan features a spacious kitchen with newer appliances and plenty of cupboard and counter space, a generous dining room that comfortably fits a large table, and an adjoining living room with a cozy gas fireplace. There are two bedrooms including a king-sized primary with a walk-in closet and ensuite bathroom. The second bedroom is ideal as an office, den, or guest room, and there's also a conveniently located second bathroom. You'll appreciate the large 8'x13' south-facing balcony that overlooks the courtyard—an excellent spot to relax and unwind. Additional features include in-unit laundry and storage, a titled underground parking stall, and a storage locker. The Manors at Westpark is a well-managed complex with reasonable condo fees, strong financials, and a range of amenities such as guest suites, a gym, a car wash, a woodworking shop, a party room, and a beautiful courtyard. Enjoy easy access to the shops and restaurants at Glenmore Landing and the scenic pathways along the Glenmore Reservoir. Please note that pets are not allowed. Come and see for yourself, this could be the one you've been looking for!