



GRASSROOTS
REALTY GROUP

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103, 9449 19 Street SW
Calgary, Alberta

MLS # A2204327



\$519,900

| | | | |
|------------------|--|---------------|-------------------|
| 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: | \$ 700 |
| 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 BarBQ

One of the Best Locations Within the Complex. SW CORNER UNIT Facing the Courtyard with 2 PRIVATE PATIOS. Bright and Spacious MAIN Floor Unit. Kitchen with Breakfast Nook has Ample Cabinetry and a Door to the South Facing Patio to Enjoy your Morning Coffee and the Wildlife that Comes to Visit. Living Room and Dining Room have Large Windows on 2 Walls for an Abundance of Natural Light. Soaring Ceilings Add to the Spacious Airy Feel. Gas Fireplace With Fan For Cooler Winter Evenings. Large Primary Suite Has 5 Piece Bath and Walk-In Closet. Second Bedroom is Located on Opposite Side of the Apartment With 3 Pce. Bathroom Across Hall, Providing Privacy for Guests or May be used as a Den with Access to 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, Bicycle Storage. Titled Parking. Ideal Location Near Public Transit, Glenmore Landing for all your Shopping Needs, South Glenmore Park with Bike/Walking Paths and More.