



**GRASSROOTS**  
REALTY GROUP

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104, 9449 19 Street SW  
Calgary, Alberta

MLS # A2206216



**\$595,000**

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,330 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Enclosed, Heated Garage, Parkade, Paved, Secured, Stall, Titled, U		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 746
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** large mirror in guest bathroom, kitchen TV and mount, TV and mount in second bedroom

This beautifully RENOVATED MAIN FLOOR CORNER UNIT offers the perfect blend of comfort and convenience, featuring central AIR CONDITIONING and TWO titled underground side-by-side parking stalls. With 9 ft. ceilings throughout and an unbeatable location within the complex, this home boasts two private patios and floor-to-ceiling windows on two sides with California shutters, filling the space with natural light and creating an open, inviting atmosphere. The bright and airy living and dining areas are enhanced by a gas fireplace, providing warmth and ambiance for cozy evenings. The well-appointed kitchen offers ample storage, sleek CUSTOM CABINETRY, GRANITE countertops, and NEW stainless steel appliances. A breakfast area leads to the south-facing patio, complete with a gas BBQ hookup. The primary suite is a spacious retreat, easily accommodating any bedroom set, and includes a 4-piece ensuite with a walk-in shower and a generous walk-in closet. The second bedroom, located on the opposite side of the unit for added privacy, is ideal for guests or a home office/den and offers direct access to the second patio, surrounded by mature trees. A 3-piece bathroom is conveniently located nearby. Additional highlights include a full laundry room with ample storage, a large sink, and BRAND NEW washer, dryer, and freezer. This well-maintained complex offers top-tier amenities, including a social lounge with a full kitchen, a guest suite, a fitness and craft room, a woodworking shop, bicycle storage, and a car wash. Ideally situated near Glenmore Landing, public transit, and South Glenmore Park, this home provides easy access to shopping, dining, and scenic walking and biking trails. Don't miss this rare opportunity to own a beautifully upgraded unit with A/C and two parking stalls in a prime location!

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