



310, 9449 19 Street SW
Calgary, Alberta

MLS # A2314448



\$499,900

Division:	Palliser		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,194 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 688
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to elevated top-floor living in the heart of Palliser. Bathed in natural light, this beautifully maintained, air-conditioned condo offers a warm and inviting atmosphere, with a spacious living room centered around a cozy gas fireplace plus large windows that create the perfect setting to relax or entertain. The well maintained kitchen features tile backsplash, loads of white cabinets, and a functional two-tier island that is perfect for casual dining. This desirable floor plan boasts an oversized primary retreat with a walk-in closet and a four-piece ensuite with soaker tub. There is a second bedroom and a 3 piece bath which features a walk-in tiled shower providing excellent flexibility for guests or those looking for a home office or den. Enjoy two titled parking stalls in the heated underground parkade, private balcony with a rare additional storage room, plus an additional storage locker. Residents enjoy updated common areas, a serene courtyard, car wash, party room, fitness center, and guest suite. All ideally located in one of Calgary's most established communities, surrounded by mature trees, parks, and everyday conveniences. This quiet, well-managed complex is a fabulous place to call home.