

# \$524,900 - 213, 9449 19 Street Sw, Calgary

MLS® #A2234573

**\$524,900**

2 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Welcome to this beautifully bright and spacious corner unit, offering over 1,350 sq. ft. of comfortable living space. With sunny south exposure and views of a mature, tree-lined street, this 2-bedroom, 2-bath condo is flooded with natural light throughout the day. The kitchen is generously sized, featuring ample counter space and abundant cabinetry—perfect for both everyday cooking and entertaining. The open-concept living and dining area boasts a cozy fireplace and enough room for a large dining table, china hutch, and sideboard. Step out onto the private balcony to enjoy your morning coffee or host an afternoon BBQ—complete with a natural gas hook-up. The primary bedroom easily accommodates a king-sized bed and full furniture set. It includes a custom walk-in closet with built-in rods and shelving, and a luxurious 5-piece ensuite featuring a double vanity, soaker tub, and walk-in shower. The second bedroom is also generously sized with plenty of natural light and is ideal for guests or a home office. A second full bath and ample linen storage complete the bedroom wing. Additional features include a spacious laundry room with a full-size washer and dryer, a stand-up freezer, built-in desk, and cabinetry—adding functionality and convenience. This well-managed complex offers a wide array of amenities, including: Owner's lounge/party room with full kitchen, Sunroom, Guest suite, Craft room, gym, Car wash bay, Woodworking shop,



Secure bicycle storage, Large assigned storage locker. This unit includes two titled underground parking stalls, conveniently located near the elevator. Perfectly situated with walking paths throughout the community, and just minutes from the scenic Glenmore Reservoir. Enjoy all your shopping, dining, and grocery needs at nearby Glenmore Landing, with public transit just steps from your door. This is more than a condo—it's a true home and community. Don't miss this opportunity. Call today to start making lasting memories!

Built in 1993

### Essential Information

MLS® #	A2234573
Price	\$524,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,352
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	213, 9449 19 Street Sw
Subdivision	Palliser
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5J8

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite,
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	Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Workshop
Parking Spaces	2
Parking	Parkade, Underground

## Interior

Interior Features	Double Vanity, No Animal Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Courtyard
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	June 26th, 2025
Days on Market	10
Zoning	MC-1

## Listing Details

Listing Office	eXp Realty
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