



THE
A-TEAM

**RE/MAX
FIRST**

9449 19 Street #211, Calgary T2V 5J8

MLS®#: **A2185385**

Area: **Palliser**

Listing Date: **01/06/25**

List Price: **\$454,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 03-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1993**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,140**
Low Sqft:
Ttl Sqft: **1,140**

Heated Garage,Underground

DOM

47

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Awning(s),Courtyard**

Construction: **Brick,Stucco**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	9`9" x 6`10"
Dining Room	Main	16`9" x 11`7"
Laundry	Main	8`8" x 5`10"
3pc Bathroom	Main	9`4" x 7`8"
4pc Ensuite bath	Main	6`9" x 11`0"

Room	Level	Dimensions
Living Room	Main	16`4" x 10`7"
Kitchen	Main	9`7" x 11`8"
Bedroom	Main	11`10" x 15`4"
Bedroom - Primary	Main	16`9" x 11`10"

Legal/Tax/Financial

Condo Fee:
\$623

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **9312563**

Remarks

Pub Rmks: **Welcome to the prestigious Manors of West Park, a sought-after 55+ building! This meticulously maintained home, lovingly cared for by the original owner, offers an exceptional blend of comfort and functionality. Step into a sun-filled oasis with a spacious entrance leading into a massive living room featuring a stunning gas fireplace. The adjacent dining area is perfect for entertaining or indulging in hobbies, accommodating even the largest dining table. The well-appointed kitchen boasts stainless steel appliances and ample granite counter space, while the dedicated laundry room adds extra convenience. The primary bedroom is a true retreat, easily fitting a king-sized bed and additional furniture, with plenty of closet space to keep your wardrobe intact. The attached ensuite features a luxurious soaker tub, offering the perfect place to unwind. This home also includes a second full bathroom, adding convenience and functionality for guests or household needs. A versatile second bedroom provides endless possibilities, whether used as a guest room, reading nook, craft space, or TV room. And with central air conditioning, you'll stay cool and comfortable during the summer months. Additional highlights include hardwood floors throughout, secured storage locker, and titled underground parking stall, ensuring your vehicle stays safe and warm year-round. Don't miss your chance to call this incredible home your own—book your showing today before it's gone!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





