



THE
A-TEAM

**RE/MAX
FIRST**

9449 19 Street #103, Calgary T2V 5J8

MLS® #: **A2204327**

Area: **Palliser**

Listing Date: **03/24/25**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,319**
Low Sqft:
Ttl Sqft: **1,319**

DOM

28

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade,Secured,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Boiler,Fireplace(s),Hot Water**
Sewer:
Ext Feat: **BBQ gas line,Courtyard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`3" x 13`10"	Dining Room	Main	7`0" x 13`10"
Kitchen With Eating Area	Main	14`0" x 10`10"	Entrance	Main	7`1" x 6`9"
Bedroom - Primary	Main	16`1" x 11`9"	Bedroom	Main	12`5" x 9`6"
Laundry	Main	9`1" x 6`1"	5pc Ensuite bath	Main	11`1" x 6`0"
3pc Bathroom	Main	8`4" x 5`4"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$700

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

9312563

Remarks

Pub Rmks:

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.

Inclusions:

Natural Gas BarBQ

Property Listed By:

Real Estate Professionals Inc.

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









