

306, 9449 19 Street SW
Calgary, Alberta

MLS # A2248542



\$339,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Palliser | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 932 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Fireplace(s), Hot Water

Water: -

Floors: Vinyl

Sewer: -

Roof: -

Condo Fee: \$ 565

Basement: -

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: M-C1

Foundation: -

Utilities: -

Features: High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

SPACIOUS TOP FLOOR UNIT | BEAUTIFULLY RENOVATED | NEW LVP FLOORING | CENTRAL AIR | Stylishly appointed & meticulously maintained by the original owner, this top floor 1 bedroom + den unit is spacious with an abundance of natural light. The large kitchen offers plenty of cupboard & counter space, plus room to have an island or breakfast table. This terrific floor plan offers an open dining & living area that are ideal for entertaining & the living room features a gas fireplace. The den showcases a dramatic high ceiling, large windows & has a pass through to the kitchen…plus opens to the north facing deck. The Master bedroom is generous in size & features a renovated 3pc ensuite with oversized shower plus a walk-in closet. Completing this unit is a laundry room with storage, titled underground parking stall, and a storage locker. The Manors at Westpark is a well-managed complex with reasonable condo fees, healthy financials, and a has extensive amenities that include guest suites, fitness centre, car wash, a woodworking shop, party room, and a beautiful lush courtyard. Enjoy the quick & easy access to the restaurants, shops & services at Glenmore Landing; the scenic pathways along the Glenmore Reservoir are just a short walk away & major roadways are conveniently nearby. Please note this building does not allow pets.