

# \$264,900 - 108, 9449 19 Street Sw, Calgary

MLS® #A2260601

**\$264,900**

1 Bedroom, 1.00 Bathroom, 746 sqft

Residential on 0.00 Acres

Palliser, Calgary, Alberta

Located in the highly desirable community of Palliser, this well-maintained complex offers the perfect blend of comfort and convenience. Just minutes from Glenmore Landing Shopping Centre, the Southland Leisure Centre, South Glenmore Park, Oakridge CO-OP, public transit, and scenic walking and biking paths, everything you need is within easy reach. This air-conditioned window unit features a spacious open-concept layout with a functional kitchen, a dining area, and a bright living room—ideal for both everyday living and entertaining. The primary bedroom is generously sized and located next to a well-appointed four-piece bathroom. An in-suite laundry and storage room provides added practicality and convenience. Included with the unit is a titled underground parking stall (stall #72) conveniently located near the elevator, along with a private storage locker (#22). Residents also enjoy access to a variety of amenities including a guest suite, a party room with a full kitchen, a sunroom, a fitness room, a car wash bay, a workshop, and secure bike storage located in the electrical room. This is a no-pets building, offering a quiet and serene living environment. Call today to schedule your private viewing and experience everything the Manors at West Park has to offer.

Built in 1993

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2260601          |
| Price          | \$264,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 746               |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108, 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, Parking, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                                                                       |
| Parking        | Heated Garage, Titled, Underground                                                                                                                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Boiler, Hot Water                                               |
| Cooling           | Window Unit(s)                                                             |
| # of Stories      | 3                                                                          |
| Basement          | None                                                                       |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard, Lighting       |
| Construction      | Stone, Stucco, Wood Frame |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 27                   |
| Zoning         | M-C1                 |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.