

\$450,000 - 213, 9449 19 Street Sw, Calgary

MLS® #A2248920

\$450,000

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. With sunny south exposure and views of a mature, tree-lined street, this two-bedroom, two-bath condo is filled with natural light from morning to evening. The generous kitchen provides abundant cabinetry and counter space, opening to a large living and dining area with a cozy fireplace and room for a full dining set. A private balcony with a natural gas hook-up is perfect for morning coffee or an afternoon barbecue. The primary suite accommodates a king-sized bed, includes a custom walk-in closet, and features a luxurious five-piece ensuite with double vanity, soaker tub, and walk-in shower. The second bedroom is bright and versatile, complemented by a full bathroom and ample linen storage.

Additional highlights include a spacious laundry room with full-size washer and dryer, stand-up freezer, built-in desk, and cabinetry. The well-managed complex offers extensive amenities such as a lounge, guest suite, craft room, gym, car wash, woodworking shop, and secure storage. Two titled underground parking stalls are conveniently located near the elevator. Set within a community of walking paths and just minutes from the Glenmore Reservoir and Glenmore Landing's shops and dining, with public transit at your doorstep, this home offers both comfort and convenience. More than a



condoâ€™itâ€™s a lifestyle. Book your showing today

Built in 1993

Essential Information

MLS® #	A2248920
Price	\$450,000
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, Parking, Secured Parking, Snow Removal, Storage, Visitor Parking, Workshop, Guest Suite, Party Room, Recreation Room
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, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Freezer
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	August 15th, 2025
Days on Market	21
Zoning	MC-1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.