

**108, 9449 19 Street SW**  
**Calgary, Alberta**

**MLS # A2236443**



**\$279,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Palliser                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 746 sq.ft.                         | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                         |                   |        |
|--------------------|-------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler, Hot Water                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                       | <b>Condo Fee:</b> | \$ 482 |
| <b>Basement:</b>   | None                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                               | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |        |

**Inclusions:** Window Air Conditioner Unit

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.