310 9449 19 Street SW

Calgary | Active | MLS® A2359751

$439,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1993**	**1,193 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

WOW! ULTRA RARE OPPORTUNITY: TOP FLOOR, 2 BEDROOMS, 2 FULL BATHROOMS, 2 UNDERGROUND PARKING STALLS, 2 STORAGE UNITS! Welcome to “The Manors of West Park” in prestigious Palliser, SW Calgary! This one-of-a-kind condo offers nearly 1,200 square feet of sprawling living space, with east-facing, front-street exposure, and abundant natural light. Pristine and move-in ready, the property features a crisp white kitchen with some updated appliances, a cozy natural gas fireplace, carpet and laminate flooring, full air conditioning, a generously sized laundry room with stand-up freezer and storage space, and a private covered balcony with impeccable views to the east (with gas BBQ line, and storage room). Enjoy the ease of having the elevators just steps from your unit door, plus two heated underground parking stalls (#47 & #52), and two storage spaces (#11 in the parkade plus the second full storage room on the unit balcony). Residents enjoy a wealth of amenities here including: Gym/Exercise Room, Great Room (rentable for events, and equipped with full kitchen and library), rentable Guest Suite, exterior Courtyard with patio, greenspace and garden beds, Workshop/Craft Room, Bicycle Storage Room, and an impressive on-site Car Wash! Ideally located just minutes from Glenmore Landing Shopping Centre, Glenmore Reservoir, South Glenmore Park, Rockyview General Hospital, community parks/pathways, transit, schools, and an abundance of shopping and restaurant services. A wonderful opportunity to enjoy spacious, comfortable condo living in a welcoming complex-don’t miss out, call today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359751
Bedrooms	2
Bathrooms	2
Year Built	1993
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	1,193 sq. ft.
Main Level Finished Area:	1,193 sq. ft.
Condo Fee:	$725.57
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall, No One Above
Total Rooms Above Grade:	6
Year built:	1993 (Age: 33)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9312563
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Central Air, Full
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Enclosed, Heated Garage, Parkade, Secured, See Remarks, Stall, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Manors Of West Park
Community:	Palliser
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Other, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Appliances:	Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pets Not Allowed
Pets Allowed:	No
Main Floor	Bedroom · 14'6" × 10'9" ·
Main Floor	Dining Room · 11'6" × 8'6" ·
Main Floor	Foyer · 8'3" × 7'4" ·
Main Floor	Kitchen · 12' × 9'11" ·
Main Floor	Laundry · 13' × 7'10" ·

Main Floor	Living Room · 16'11" × 15'2" ·
Main Floor	Bedroom - Primary · 11'8" × 11'7" ·
Main Floor	Storage · 10' × 3'1" ·
Main Floor	Walk-In Closet · 8'2" × 7'5" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, Elevator, Laminate Counters, No Animal Home, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Courtyard, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/310-9449-19-street-sw-calgary-a2359751/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.