



A lovely living room graced by a wall of east-facing windows, a gas fireplace all reflecting "True Pride of Ownership".

This area is functional; especially the opening between the kitchen and living room. Also, we offer a two-tiered counter creating a casual eating area.



The amenities are superior, a beautifully groomed courtyard, guest-suite, conservatory and meeting room including a kitchen.

*Welcome to
310 - 9449 - 19th Street S.W.*



403-249-4322

www.calgaryconnection.com



Overview

Welcome to the top floor, East-facing unit in the popular and highly sought complex, "The Manors of West Park". Think of the gracious carefree condo-living that is sure to enhance your lifestyle. The quality is equally noticeable in the suite with a very spacious design, and all the rooms very generously proportioned. The openness and yet slightly more formal living and dining rooms all easily assessable from the kitchen is an extremely popular design. Comfortable in style and immaculately maintained this condominium is a home that reflects 'True Pride of Ownership'. Don't miss the extras, including being a top-floor unit, an en-suite bath and a second full bath, a private balcony, in-suite laundry and room measuring 11' x 7'9", a unit offering central air-conditioning, balcony storage measuring 3' x 10' x 8', two underground titled parking stalls and parking lot storage dimensions 3' x 10' x 8'. The on-site amenities are superior and will enhance your lifestyle with the guest suite, an on-site spacious party/meeting room, a conservatory and easy access to a private courtyard for your personal enjoyment.

This is a complex in the community of Palliser, steps away from Glenmore Landing for all of your daily purchases, easy access to major thoroughfares including Anderson Road, 14th Street and Glenmore Trail, conveniently located to bus routes and LRT a wide range of shopping opportunities...including South Centre and Chinook...just a short drive away.

Kitchen

Meal preparation is a breeze in this ultra kitchen offering an abundance of counter space and cabinetry allowing for ample storage and working areas. Also, we offer a two-tiered counter to create a casual dining area. This area is functional; especially the opening between the kitchen and living room and yet offers a balance of beauty, comfort and convenience. The laminate flooring is easy to care for and durable. If you are looking for a decent sized kitchen take note as most kitchens in condominiums are much smaller.

Dinning Room & Living Room

The contemporary and well thought out plan of this condominium is an important feature. The size and spaciousness of this unit, large east-facing picture windows, and openness of this entire area creates a dramatic feel throughout the unit. The dining area is large enough to host your family get together. The living area offers warmth and coziness, but is roomy enough to nicely showpiece your furnishings...and on those winter evenings enjoy the coziness created by the fireplace. Notice the French door accessing the balcony from the living area of the home...the wall of East-facing windows also creating even greater spaciousness and brightness to this unit. The balcony is very private created by the tall mature row of trees at ground level.

2 Bedrooms

We know you will be pleased with the size of these two bedrooms...again...notice how large the windows are in both these rooms. The master bedroom has its own four piece en-suite ensuring your privacy. You'll appreciate the ample closet space in both bedrooms...the master boasting a walk-in closet.

Amenities

It is clear that pride of ownership is shown even as you enter your building. The cleanliness and classy look of the lobby is inviting and even the underground parking lot and the very wide hallways are immaculate. The amenities are superior, with an on-site party/meeting room with a full kitchen, a conservatory and an exclusive private beautifully groomed courtyard. The building provides a very secure environment both at the entrance and also the underground parking area.

Conclusion

Thinking of downsizing from that huge house, then don't hesitate. This condominium oozes coziness while being very functional. This unit can't be beat...from its numerous large windows making it light and bright, to its sparkling white cabinetry in the kitchen, underground parking stalls, in-suite laundry, building security system and conveniently located to bus routes and LRT.

**For more information, please call Real
at 249-4322**