

Agents:

REAL PHANEUF

ROYAL LEPAGE FOOTHILLS

Status: **Active**
Occupancy: **Seller**
Type: **MLS**
Lock Box: **Leni**
Apptmnt: **Realtor**

Royal LePage Foothills
Bus: 685-2413
www.calgaryconnection.com
E-mail: rphaneuf@rlfoothills.com

Rooms: **6**
Bedrooms: **2**
Bathrooms: **2**
Taxes: **(09) \$1555.03**
Parking: **(09) \$50 x 2**

Address:

#310 – 9449 – 19 Street S.W.

District: **Palliser**

Number: **C161**

Condo Plan: **9312563 Unit: 49**

Parking Unit: **#106 & #111**

Complex: *The Manors of West Park*
Home Size: **1277 sq. ft.**
118.7 sq. m.
Registered Size: **112 m.**
Style: *Bungalow*
Built: **1993**

Possession: **60 Days or Negotiable**
Heat: **Baseboard**
Floor Finish: **Laminate & Carpet**
Ext. Finish: **Stucco/Vinyl**

Price: **\$374,900**
Dwnpmt: **\$374,900**
Mtge:
Int:
Term Ends:
Mtge Pmts:
Mtge Co:

Bathrooms: **3 pc**
4 pc ensuite
Parking: **2 Titled**
Laundry: **In-Suite**
11' x 7'9"

Living Room: **(M) 15'4" x 15'**
Dining Room: **(M) 11'4" x 8'7"**
Kitchen: **(M) 10' x 12'**
Main Bedroom: **(M) 12' x 11'6"**
Den/Bdrm: **(M) 10'9" x 12'**
Balcony Storage **(M) 3' x 10' x 8'**
Parking Storage **(L) 5.5 x 7.5 x 8**

Condo Fees **\$378.53**
(Includes)
C/A main: **yes**
Insurance: **yes**
Management: **yes**
Water/Sewer: **yes**
Heat: **yes**
Reserve fund: **yes**

Included in Price: *Fridge, Stove, Dishwasher, All window coverings and attachments, built-in microwave, Two remote controls, Bookcase in second bedroom, Freezer*

Highlights & Special Features: *Exceptional Design! Show home Condition! Top Floor Air Conditioned Unit! This home has it all... A spacious Living Room, highlighted by a cozy gas fireplace, and an area flooded with the morning sun from the wall of windows to the east. The ultra modern kitchen with designer tile backsplash is very functional offering an abundance of counter-space and cabinetry, a two tiered counter creating a casual eating area and is open to the numerous living areas of this lovely unit. The formal dining room is conveniently located directly beside the kitchen and living room. A generously proportioned master bedroom with a large walk-in closet; five-piece en-suite with a deep soaker tub. The second bedroom also spacious; is located directly across from the second restroom. Ample storage is offered with a 3'x10'x8' room located on the balcony; and additional storage in the parking area and 2 titled stalls the onsite amenities include a guest-suite, A gathering/party room, conservatory and a gorgeous courtyard. **Please feel free to contact***

Real Phaneuf at 685-2413 or visit my website at www.calgaryconnection.com for more information, pictures and virtual tour.