

\$449,000 - 201, 1305 Glenmore Trail Sw, Calgary

MLS® #A2242765

\$449,000

2 Bedroom, 2.00 Bathroom, 1,404 sqft
Residential on 0.00 Acres

Kelvin Grove, Calgary, Alberta

Welcome to this private beautifully appointed END UNIT set in building#2 , Hetherington Estates, KELVIN GROVE. Renovated townhome with a BRAND NEW KITCHEN & UNIQUE DESIGNED GRANITE countertops!! BRAND NEW energy efficient stainless APPLIANCES!

You will LOVE the sliding glass doors leading to a private WEST FACING PATIO OFF KITCHEN, perfect for morning coffee or evening wine. Freshly painted throughout, also boasts NEWLY RENOVATED main BATHROOM including NEW CABINETS & QUARTZ COUNTERTOP! THE LARGE OPEN CONCEPT LIVING AND DINING ROOM LOOKS ONTO TO A PRIVATE BACKYARD PATIO with a LARGE TREE and garden for COMPLETE SERENITY after a long day.

Walking up the staircase with a glass railing to the upper level where you will find the MASSIVE PRIMARY bedroom with a walk in closet. The 4 PIECE bathroom is steps away with a new DEEP SOAKER TUB for deep relaxation & a SEPARATE ENCLOSED SHOWER (ALMOST STEAM LIKE) A good sized second bedroom is down the hall, to fit a queen comfortably.

A FULLY FINISHED, FRESHLY PAINTED, BASEMENT, perfect for a workout room & office OR AN EXTRA GUEST ROOM WITH DOOR FOR PRIVACY. BASEMENT ALSO HAS DIRECT ACCESS TO garage.

-NEWER WINDOWS & DOORS -NEWER



GARAGE DOOR -HOT WATER TANK &
FURNACE 2019.

UNBEATABLE LOCATION SITUATED IN
KELVIN GROVE: WALKING DISTANCE TO
ROCKYVIEW HOSPITAL, TOP SCHOOLS &
CHINOOK Centre 5 MINUTE DRIVE-10 MIN
DRIVE TO DOWNTOWN, 3 BLOCKS TO
ELBOW DRIVE, &QUICK ACCESS TO ALL
MAJOR CORODORS. PET FRIENDLY
-LARGER DOGS WELCOME WITH BOARD
APPROVAL. BOOK YOUR SHOWING- THIS
ONE WONT LAST!

Built in 1970

Essential Information

MLS® #	A2242765
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,404
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	201, 1305 Glenmore Trail Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4Y8

Amenities

Amenities	Parking
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Parking Spaces	2
Parking	Assigned, Single Garage Attached, Stall
# of Garages	1

Interior

Interior Features	Chandelier, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Bar
Appliances	Electric Range, Freezer, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings, Electric Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Gas Water Heater
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Partial

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Many Trees, Treed, Backs on to Park/Green Space, Paved
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	1
Zoning	M-C1 d42

Listing Details

Listing Office	RE/MAX First
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