\$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!

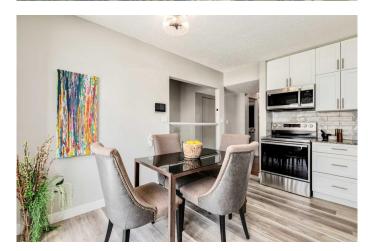
You will LOVE the sliding glass doors leading to a private WEST FACING PATIO OFF KITCHEN, perfect for morning coffee or evening wine. Freshly painted throughout, also boasts NEWLY RENOVATED main BATHROOM including NEW CABINETS & QUARTZ COUNTERTOP! THE LARGE OPEN CONCEPT LIVING AND DINING ROOM LOOKS ONTO 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

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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