

# **\$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

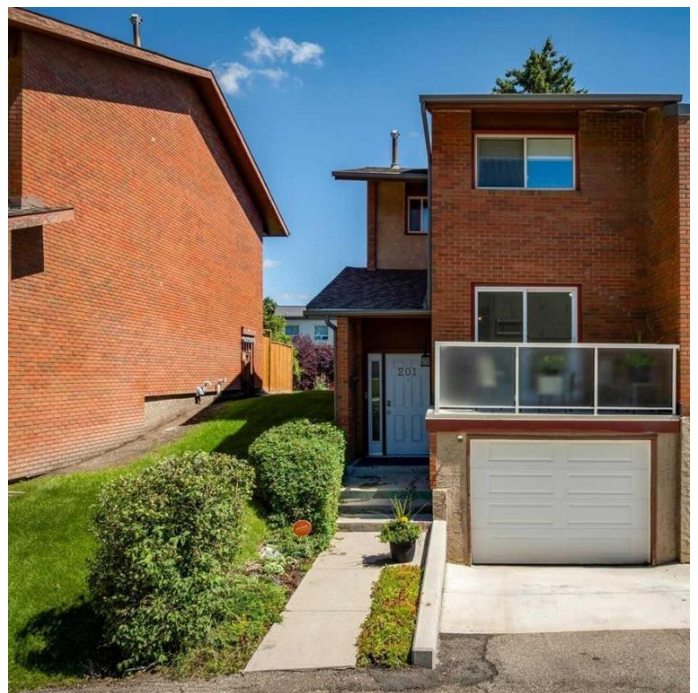
Welcome to this private beautifully appointed END UNIT set in building#2 , Hetherington Estates, KELVIN GROVE. Renovated townhome with a BRAND NEW KITCHEN & UNIQUE DESIGNED GRANITE countertops!! BRAND NEW energy efficient stainless APPLIANCES!

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, Stall, Single Garage Attached |
| # of Garages   | 1                                       |

## Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Chandelier, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows                                                                                                                 |
| 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, Private Entrance, Private Yard, Garden                                |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, Treed, Paved |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Brick, Concrete, Stucco                                                        |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 22              |
| Zoning         | M-C1 d42        |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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