

\$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

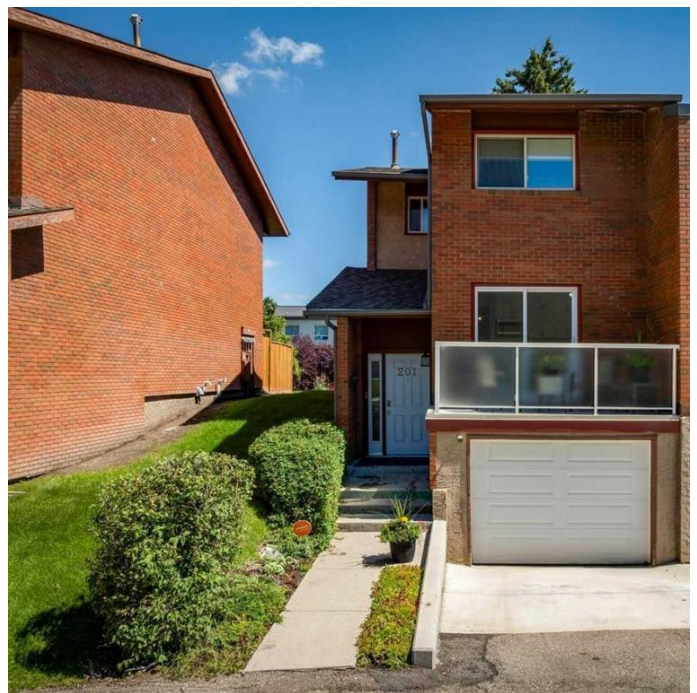
Welcome to this private beautifully appointed END UNIT set in building#2 , Hetherington Estates, KELVIN GROVE. Renovated townhome with a BRAND NEW KITCHEN & UNIQUE DESIGNED GRANITE countertops!! BRAND NEW energy efficient stainless appliances.

You will LOVE the sliding glass doors leading to a private WEST FACING patio off the kitchen , perfect for morning coffee or evening wine. Freshly painted throughout, also boasts NEWLY RENOVATED main floor bathroom including new cabinets & QUARTZ countertop.

The LARGE OPEN CONCEPT living & dining room, looks onto the 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 the garage. -NEWER WINDOWS & DOORS -NEWER GARAGE DOOR -HOT WATER TANK & FURNACE 2019.



UNBEATABLE LOCATION, situated in sought after 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 TODAY:)

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

Exterior

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

Additional Information

Date Listed	July 30th, 2025
Days on Market	26
Zoning	M-C1 d42

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.