

# **\$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

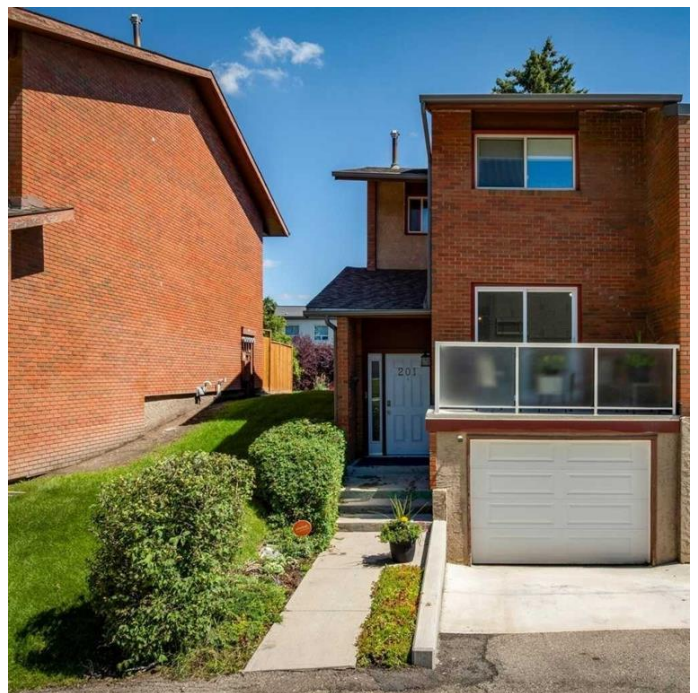
Welcome to this private beautifully appointed END UNIT set in building#2 , Hetherington Estates, KELVIN GROVE. Renovated townhome with a BRAND NEW KITCHEN & UNIQUE DESIGNED GRANITE countertops!! BRAND NEW energy efficient stainless appliances.

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, Freezer, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Washer/Dryer, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator
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	24
Zoning	M-C1 d42

## Listing Details

Listing Office	RE/MAX First
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