\$267,000 - 452, 1305 Glenmore Trail Sw, Calgary

MLS® #A2194652

\$267,000

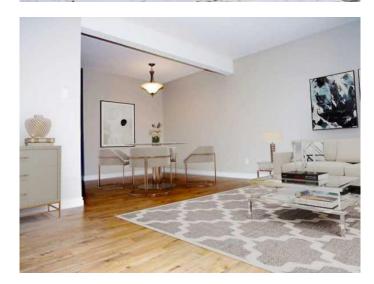
1 Bedroom, 1.00 Bathroom, 707 sqft Residential on 0.00 Acres

Kelvin Grove, Calgary, Alberta

Urban Oasis in the sought-after Hetherington Estates!! Welcome to a RARE opportunity in the great community of Kelvin Groveâ€"ideal for first-time homebuyers, savvy investors, or those looking to downsize in style. This spacious 706 sq. ft. condo offers MODERN urban living at its finest. Featuring 1 large bedroom with a spacious closet and a beautifully updated 5-piece bathroom with double vanities, this home boasts an open-concept layout perfect for contemporary city life. As you enter, you'll be greeted by an abundance of natural light, courtesy of the desirable SOUTH-facing exposure. The thoughtfully designed kitchen, dining, and living areas flow seamlessly, creating a BRIGHT and AIRY atmosphere that maximizes space. Sleek flooring and designer paint tones enhance the modern aesthetic, while the kitchen is equipped with high-end stainless steel appliances and stylish cabinetry. Step outside to your EXPANSIVE ground-floor patioâ€"an outdoor retreat with SERENE nature views, perfect for relaxing or entertaining. This meticulously maintained unit is MOVE-IN READY, offering the convenience of an in unit washer appliance, underground heated parking and a separate storage unit. The complex also offers the convenience of common laundry room. Situated in the highly sought-after Kelvin Grove neighborhood, this home provides unparalleled access to the BEST of city living. You're just steps from the C-Train, bus stops, trendy eateries, shops,







and Chinook Mall. For outdoor enthusiasts, nearby North Glenmore Park offers
PEACEFUL pathways to escape the city buzz.
Don't miss the chance to own this
UPDATED and SPACIOUS one-bedroom
condo in a prime location with a
SPECTACULAR patio for enjoying those
sunny SOUTH-facing views. Book your
PRIVATE TOUR TODAYâ€"this gem
won't last long!!

Built in 1969

Essential Information

MLS® # A2194652 Price \$267,000

Bedrooms '

Bathrooms 1.00

Full Baths 1

Square Footage 707

Acres 0.00

Year Built 1969

Type Residential
Sub-Type Apartment
Style Apartment

Status Active

Community Information

Address 452, 1305 Glenmore Trail Sw

Subdivision Kelvin Grove

City Calgary
County Calgary
Province Alberta
Postal Code T2V 4Y8

Amenities

Amenities Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Coin

Laundry

Parking Spaces 1

Parking Parkade, Underground, Assigned

Interior

Interior Features Double Vanity, No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer

Heating Baseboard

Cooling None

of Stories 2

Exterior

Exterior Features Storage

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 14th, 2025

Days on Market 28

Zoning M-C1

Listing Details

Listing Office MaxWell Capital Realty

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