# \$265,000 - 433, 1305 Glenmore Trail Sw, Calgary

MLS® #A2208324

## \$265,000

2 Bedroom, 1.00 Bathroom, 1,003 sqft Residential on 0.00 Acres

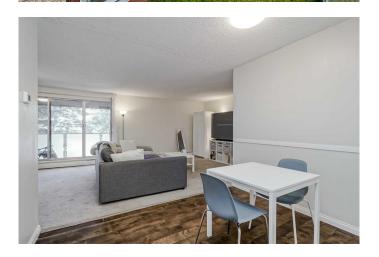
Kelvin Grove, Calgary, Alberta

2 Bedrooms | 1 Bathroom | 1,003 Sq. Ft. |
South-Facing Balcony | Underground Heated
Parking | En-suite Laundry | Seperate storage
unit | Pet Friendly. Welcome to 433 - 1305
Glenmore Trail SW, a spacious 1,000 sq. ft.
2-bedroom, 1-bathroom in a fantastic location.
This well-designed home offers comfortable
living with plenty of natural light, an inviting
layout, and a south-facing backyard perfect for
enjoying sunny days.

The open-concept living and dining area creates a bright and airy feel, making it ideal for both relaxing and entertaining. The functional kitchen features ample cabinet space and a great layout for cooking. Both bedrooms are generously sized, providing flexibility for a guest room, home office, or additional storage. Enjoy the convenience of underground heated parkingâ€"perfect for Calgary's wintersâ€"and a separate storage unit for additional space. Step outside to your private south-facing backyard, a great spot for outdoor lounging, gardening, or summer BBQs. Located near major roadways, shopping, parks, and transit, this home offers easy access to everything you need. Whether you're a first-time homebuyer, investor, or looking to downsize, this apartment is a fantastic opportunity in a well-connected community. Don't miss out!







Built in 1969

#### **Essential Information**

MLS® # A2208324 Price \$265,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 1,003 Acres 0.00

Year Built 1969

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 433, 1305 Glenmore Trail Sw

Subdivision Kelvin Grove

City Calgary
County Calgary
Province Alberta
Postal Code T2V 4Y8

#### **Amenities**

Amenities Laundry, Park, Parking, Playground, Secured Parking, Snow Removal,

Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Covered, Garage Door Opener, Heated Garage, Parkade, Underground

### Interior

Interior Features Quartz Counters, Storage

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator

Heating Baseboard, Boiler, Natural Gas

Cooling None

# of Stories 2

#### **Exterior**

Exterior Features Balcony, Garden, Lighting, Other, Playground, Private Entrance

Construction Brick, Concrete, Other

#### **Additional Information**

Date Listed April 3rd, 2025

33

Days on Market

Zoning M-C1

# **Listing Details**

Listing Office eXp Realty

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