# \$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

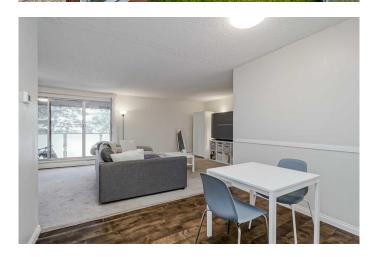
Kelvin Grove, Calgary, Alberta

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, Visitor Parking, Trash

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, Private Entrance, Playground

Construction Brick, Concrete, Other

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 16

Zoning M-C1

# **Listing Details**

Listing Office eXp Realty

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.