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

MLS® #A2203393

\$267,000

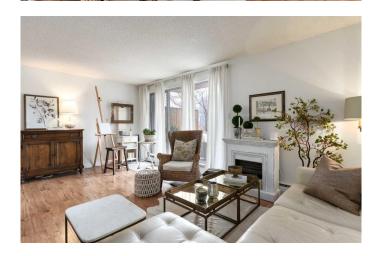
1 Bedroom, 1.00 Bathroom, 707 sqft Residential on 0.00 Acres

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® # A2203393 Price \$267,000

Bedrooms 1

Bathrooms 1.00

Full Baths

Square Footage 707

Acres 0.00

Year Built 1969

Type Residential Sub-Type Apartment

Style Single Level Unit

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

Parking Assigned, Parkade, Underground

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 March 19th, 2025

Days on Market 33

Zoning M-C1

Listing Details

Listing Office MaxWell Capital 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.