

# \$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 Grove—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 patio—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. Donâ€™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 wonâ€™t last long!!

Built in 1969

**Essential Information**

MLS® #	A2203393
Price	\$267,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
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	Coin Laundry, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
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	28
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.