

\$275,000 - 433, 1305 Glenmore Trail Sw, Calgary

MLS® #A2208324

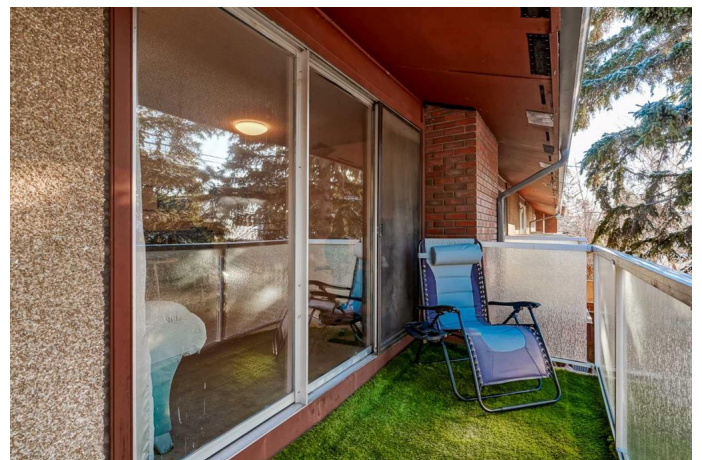
\$275,000

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
Calgaryâ€™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
youâ€™re a first-time homebuyer, investor, or
looking to downsize, this apartment is a
fantastic opportunity in a well-connected
community. Donâ€™t miss out!



Built in 1969

Essential Information

MLS® #	A2208324
Price	\$275,000
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
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.