

# \$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 parking—perfect for Calgary’s winters—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          | \$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 |
|----------------|------------|

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