

# \$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

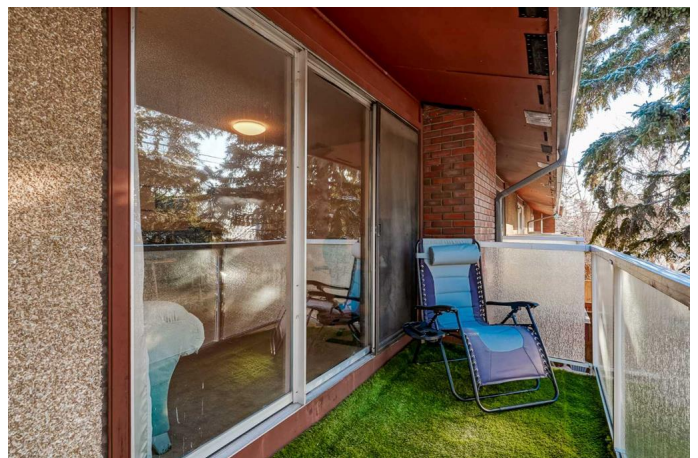
Kelvin Grove, Calgary, Alberta

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 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          | \$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 | 13              |
| Zoning         | M-C1            |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.