

433, 1305 Glenmore Trail SW  
Calgary, Alberta

MLS # A2225779



**\$249,800**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Garage Door Opener, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Other

**Foundation:** -

**Features:** Quartz Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 739

**LLD:** -

**Zoning:** M-C1 d42

**Utilities:** -

**Inclusions:** n/a

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!