# 433, 1305 Glenmore Trail SW
# Calgary, Alberta

**MLS # A2219143**



# $259,888

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

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| **Heating:** | Baseboard, Boiler, Natural Gas | | **Water:** | - |
| **Floors:** | Carpet, Laminate, Tile | | **Sewer:** | - |
| **Roof:** | - | | **Condo Fee:** | $ 739 |
| **Basement:** | - | | **LLD:** | - |
| **Exterior:** | Brick, Concrete, Other | | **Zoning:** | M-C1 |
| **Foundation:** | - | | **Utilities:** | - |
| **Features:** | Quartz Counters, Storage | | | |

**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&mdash;perfect for Calgary&rsquo;s winters&mdash;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&rsquo;re a first-time homebuyer, investor, or looking to downsize, this apartment is a fantastic opportunity in a well-connected community. Don&rsquo;t miss out!