

# \$249,800 - 433, 1305 Glenmore Trail Sw, Calgary

MLS® #A2225779

**\$249,800**

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® #	A2225779
Price	\$249,800
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, Washer/Dryer
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	May 29th, 2025
Days on Market	17
Zoning	M-C1 d42

## **Listing Details**

Listing Office	eXp Realty
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