

**433, 1305 Glenmore Trail SW  
Calgary, Alberta**

**MLS # A2208324**



**\$275,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <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> | -  |               |                   |

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

**Inclusions:** Garage door opener

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!