

# \$275,000 - 433, 1305 Glenmore Trail Sw, Calgary

MLS® #A2208324

## \$275,000

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 parkingâ€™perfect for  
Calgaryâ€™s wintersâ€™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  
youâ€™re a first-time homebuyer, investor, or  
looking to downsize, this apartment is a  
fantastic opportunity in a well-connected  
community. Donâ€™t miss out!



Built in 1969

## Essential Information

MLS® #	A2208324
Price	\$275,000
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, 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
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 April 3rd, 2025

Days on Market 2

Zoning M-C1

## **Listing Details**

Listing Office eXp Realty

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