

\$219,900 - 433, 1305 Glenmore Trail Sw, Calgary

MLS® #A2092358

\$219,900

2 Bedroom, 1.00 Bathroom, 996 sqft

Residential on 0.00 Acres

Kelvin Grove, Calgary, Alberta

Discover this inviting 2-bedroom, 1-bathroom top-floor unit in the complex of Heatherington Estates. With nearly 1,000 sq ft of comfortable living space, this residence offers a peaceful retreat in the quiet neighborhood of Kelvin Grove. One of the standout features of this unit is the convenience of insuite laundry, making daily chores a breeze. The unit is bathed in natural light thanks to its sunny south unit exposure, and it boasts a generously sized balcony where you can soak up the sun or enjoy outdoor meals. Inside, the extra-large living room offers ample space for relaxation and entertaining. This unit has a great layout, and it includes in-suite storage for your convenience. Additionally, there's a locker in the heated parking area, providing even more storage options. This home has had many updates over the years including newer windows, interior doors, and granite countertops in the kitchen. Stainless steel appliances add a touch of sophistication, while laminate flooring in the dining room and halls is not only attractive but easy to maintain. Situated on the top floor, this unit offers a sense of privacy and tranquility that you'll appreciate. This unit also comes with assigned underground parking, and additional parking is available for rent if needed. The quiet location in Kelvin Grove makes it an ideal place to call home, away from the hustle and bustle of the city. Beyond the comfort of your new home, you'll find convenience in the surrounding area. This unit is close to major transportation



routes, making your daily commute a breeze. Nearby Chinook Shopping Centre offers a variety of shopping and dining options, ensuring you'll have everything you need right at your doorstep, plus close proximity to the LRT.

Built in 1969

Essential Information

MLS® #	A2092358
Price	\$219,900
Sold Price	\$220,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	996
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	433, 1305 Glenmore Trail Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4Y8

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Stone Counters, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	2

Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	November 8th, 2023
Date Sold	November 17th, 2023
Days on Market	8
Zoning	M-C1 d42
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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