

# \$465,000 - 207, 1305 Glenmore Trail Sw, Calgary

MLS® #A2164423

## \$465,000

3 Bedroom, 3.00 Bathroom, 1,683 sqft

Residential on 0.00 Acres

Kelvin Grove, Calgary, Alberta

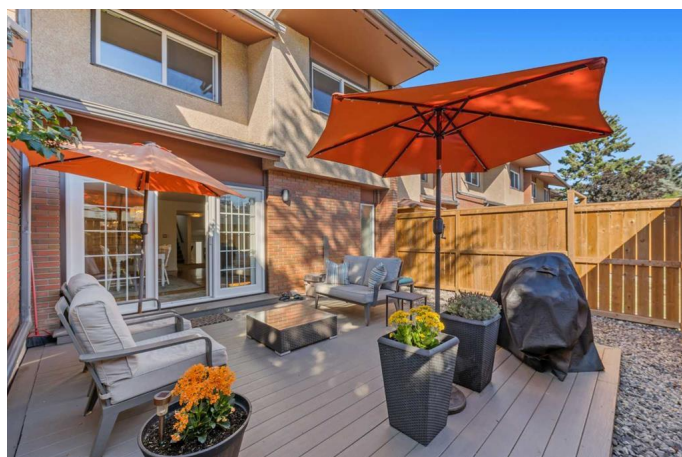
OPEN HOUSE SATURDAY SEPTEMBER 20TH 1PM TO 3PM. This beautiful 3 bedroom townhome is located in the sought after inner city community of Kelvin Grove. Close to all amenities including Chinook Centre, Rockyview Hospital, Schools, bike paths, Glenmore Dam/Park, and only a 7 min drive to downtown. Included is parking for 3 vehicles via an OVERSIZED GARAGE with an upgraded door, 1 driveway and 1 reserved owners spot and visitor parking for guests. This is a quiet pet friendly complex with a PRIVATE FENCED BACKYARD backing onto a greenspace. The backyard also features a high quality composite deck patio perfect for entertaining. Two beautiful French doors allow access to the huge living room from the backyard. The Kitchen features stainless steel appliances and lots of natural sunlight. The Large primary bedroom can fit a king sized bed and has a walkthrough closet to a full 4 piece ensuite. Upstairs has 2 additional bedrooms and another full sized bathroom. The basement features lots of storage room and washer and dryer. All windows throughout are triple painted.

Built in 1970

## Essential Information

MLS® # A2164423

Price \$465,000



Sold Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,683
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	207, 1305 Glenmore Trail Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4Y8

### Amenities

Amenities	Laundry, Park, Parking, Storage, Visitor Parking, Workshop
Parking Spaces	3
Parking	Attached Carport, Parking Pad, Single Garage Attached

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Private

Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 10th, 2024
Date Sold	October 22nd, 2024
Days on Market	42
Zoning	M-C1 d42
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
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