



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

201, 1305 Glenmore Trail SW  
Calgary, Alberta

MLS # A2242765



**\$449,000**

Division:	Kelvin Grove		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, Paved		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	Separate/Exterior Entry, Finished, Partial	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C1 d42
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		

**Inclusions:** tv and wall mount in the second bedroom

Welcome to this private beautifully appointed END UNIT set in building#2 , Hetherington Estates, KELVIN GROVE. Renovated townhome with a BRAND NEW KITCHEN & UNIQUE DESIGNED GRANITE countertops!! BRAND NEW energy efficient stainless appliances. You will LOVE the sliding glass doors leading to a private WEST FACING patio off the kitchen , perfect for morning coffee or evening wine. Freshly painted throughout, also boasts NEWLY RENOVATED main floor bathroom including new cabinets & QUARTZ countertop. The LARGE OPEN CONCEPT living & dining room, looks onto the Private BACKYARD PATIO with a large tree and garden, for complete serenity after a long day. Walking up the staircase with a glass railing to the upper level where you will find the MASSIVE PRIMARY bedroom with a walk in closet. The 4 PIECE bathroom is steps away with a new DEEP SOAKER TUB for deep relaxation & a SEPARATE ENCLOSED SHOWER (ALMOST STEAM LIKE) A good sized second bedroom is down the hall, to fit a queen comfortably. A FULLY FINISHED, FRESHLY PAINTED, BASEMENT, perfect for a workout room & office OR AN EXTRA GUEST ROOM WITH DOOR FOR PRIVACY. Basement also has direct access to the garage. -NEWER WINDOWS & DOORS -NEWER GARAGE DOOR -HOT WATER TANK & FURNACE 2019. UNBEATABLE LOCATION, situated in sought after KELVIN GROVE! WALKING DISTANCE TO ROCKYVIEW HOSPITAL, TOP SCHOOLS & CHINOOK Centre 5 MINUTE DRIVE-10 MIN DRIVE TO DOWNTOWN, 3 BLOCKS TO ELBOW DRIVE, &QUICK ACCESS TO ALL MAJOR CORODORS. PET FRIENDLY -LARGER DOGS WELCOME WITH BOARD APPROVAL. BOOK YOUR SHOWING TODAY:)

Copyright (c) 2025 . Listing data courtesy of RE/MAX First. Information is believed to be reliable but not guaranteed.