



**441, 1305 Glenmore Trail SW
Calgary, Alberta**

MLS # A2178058



\$315,000

Division:	Kelvin Grove		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	934 sq.ft.	Age:	1969 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 695
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: Curtain rods,

PETS ALLOWED! This newly renovated ground-floor condo offers a perfect blend of modern style, convenience, and a prime location. Freshly updated with contemporary finishes, the unit features an open, light-filled layout, ideal for both relaxation and entertaining. The kitchen is a standout with sleek new countertops, modern appliances, and ample storage space. The spacious living and dining areas create a welcoming atmosphere, while the bathroom has been thoughtfully renovated with high-quality fixtures. One of the unique highlights of this property is the private walk-out access to a peaceful, shared green space—ideal for enjoying morning coffee, unwinding after a busy day, or socializing with neighbors. Beyond the comforts of the condo, its location is unbeatable. You’ll be within walking distance of Chinook Mall, one of Calgary’s premier shopping destinations, offering a wide variety of retail stores, restaurants, and services. Whether you’re looking for a new wardrobe, dining out, or just enjoying the vibrant atmosphere, everything you need is just a short walk away. With low maintenance fees, this condo offers a fantastic opportunity for first-time buyers, downsizers, or anyone looking for a low-maintenance lifestyle without compromising on style or location. Don’t miss out on this move-in-ready home—schedule your private viewing today!