



**452, 1305 Glenmore Trail SW  
Calgary, Alberta**

**MLS # A2194652**



**\$269,900**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	707 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 535
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home		

**Inclusions:** None

Urban Oasis in the sought-after Hetherington Estates!! Welcome to a RARE opportunity in the great community of Kelvin Grove—ideal for first-time homebuyers, savvy investors, or those looking to downsize in style. This spacious 706 sq. ft. condo offers MODERN urban living at its finest. Featuring 1 large bedroom with a spacious closet and a beautifully updated 5-piece bathroom with double vanities, this home boasts an open-concept layout perfect for contemporary city life. As you enter, you’ll be greeted by an abundance of natural light, courtesy of the desirable SOUTH-facing exposure. The thoughtfully designed kitchen, dining, and living areas flow seamlessly, creating a BRIGHT and AIRY atmosphere that maximizes space. Sleek flooring and designer paint tones enhance the modern aesthetic, while the kitchen is equipped with high-end stainless steel appliances and stylish cabinetry. Step outside to your EXPANSIVE ground-floor patio—an outdoor retreat with SERENE nature views, perfect for relaxing or entertaining. This meticulously maintained unit is MOVE-IN READY, offering the convenience of an in unit washer appliance, underground heated parking and a separate storage unit. The complex also offers the convenience of common laundry room. Situated in the highly sought-after Kelvin Grove neighborhood, this home provides unparalleled access to the BEST of city living. You’re just steps from the C-Train, bus stops, trendy eateries, shops, and Chinook Mall. For outdoor enthusiasts, nearby North Glenmore Park offers PEACEFUL pathways to escape the city buzz. Don’t miss the chance to own this UPDATED and SPACIOUS one-bedroom condo in a prime location with a SPECTACULAR patio for enjoying those sunny SOUTH-facing views. Book your PRIVATE TOUR TODAY—this gem won’t last!

last long!!