



GRASSROOTS

REALTY GROUP

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**208, 1305 Glenmore Trail SW
Calgary, Alberta**

MLS # A2316337



\$424,000

Division:	Kelvin Grove		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d42
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE: Saturday, June 6th 12:00-2:00pm Great opportunity to live in the established inner-city community of Kelvin Grove, with excellent access to Glenmore Trail, Elbow Drive, Macleod Trail, Crowchild Trail, and downtown Calgary. This end-unit townhome is minutes from Chinook Centre, Mount Royal University, Rockyview Hospital, Glenmore Reservoir, pathways, transit, schools, shopping, and other everyday amenities. The main floor offers a spacious kitchen with stainless steel appliances, an island, and access to a private west-facing deck. The living room/dining room combination includes a fireplace and built-ins, along with a generously sized 2-piece bathroom. Upstairs, you'll find a large primary bedroom (New Flooring 2026), with a walk-in closet and 3-piece ensuite, along with a second bedroom and 4-piece main bathroom. The fully developed lower level includes a large den or office space, separate laundry/utility room, plus plenty of additional storage and direct access to the garage. Out back, the property offers a private fenced yard, while the complex is currently working on a new outdoor common area, creating a great space for family gatherings and a stronger sense of community within the complex. Parking includes a heated oversized single attached garage, driveway parking, and an additional assigned stall just outside the unit (#43). A well-managed condo association, and a highly convenient location make this a solid opportunity in one of Calgary's most accessible inner-city neighbourhoods. Pets are permitted with board approval.