



GRASSROOTS
REALTY GROUP

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303, 1305 Glenmore Trail SW
Calgary, Alberta

MLS # A2323811



\$379,000

Division:	Kelvin Grove		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,438 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	Partial	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C1 d42
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Storage		

Inclusions: na

Welcome to Heatherington Estates in the highly desirable community of Kelvin Grove! Nestled within the well-maintained and intimate Heatherington Estates complex, this beautiful townhouse offers over 1,438 sq. ft. of above-grade living space and an unbeatable central location just minutes from Chinook Centre, the C-Train station, parks, schools, and countless amenities. Step inside to a spacious front foyer that leads to a bright and functional kitchen featuring ample cabinetry and plenty of room for a breakfast nook. The main floor boasts a formal dining area and an exceptionally large living room, creating the perfect space for both everyday living and entertaining. Sliding patio doors open to a private, fully fenced backyard, providing an ideal setting for outdoor relaxation. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a generous primary bedroom, a spacious second bedroom, and a well-appointed 4-piece bathroom. The thoughtful layout offers comfort, functionality, and flexibility for families, professionals, or investors alike. Additional highlights include an attached single garage, a sunny west-facing front balcony, and a private rear fenced backyard. Enjoy exceptional accessibility with quick connections to Glenmore Trail, Elbow Drive, and Macleod Trail, along with convenient public transit options nearby. Shopping, dining, recreation, and all the amenities of Chinook Centre are just moments away. Whether you're a first-time home buyer, downsizer, or investor, this move-in-ready townhouse presents an outstanding opportunity in one of Calgary's most sought-after communities.