



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

103, 1305 Glenmore Trail SW
Calgary, Alberta

MLS # A2332170



\$424,000

Division:	Kelvin Grove		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 490
LLD:	-
Zoning:	M-C1 d42
Utilities:	-

Inclusions: All Curtains & Rods, One TV Wall Mount, Living Room Ladder Shelf, 2nd Fridge in Basement, Kitchen Shelf, Garage Shelving

Looking for a large town home with a private oasis of outdoor space? You've found it with this spacious & beautifully upgraded townhouse in the desirable community of Kelvin Grove, offering an unbeatable inner-city location with quick access to downtown via both Glenmore Trail & Elbow Drive. With over three levels of thoughtfully designed living space, this home combines comfort, functionality, & low-maintenance living. The bright main floor features rich hardwood flooring complemented by heated tile throughout, creating a warm & inviting space. The upgraded island kitchen offers an eating bar, stone backsplash, abundant counter space, & plenty of storage, making it ideal for both everyday living & entertaining. The generous dining & living rooms provide plenty of space to gather, while sliding glass doors lead to the oversized east-facing patio—perfect for enjoying your morning coffee or relaxing outdoors in the beautifully landscaped private courtyard with paver stone patio. Upstairs, the oversized primary bedroom features hardwood flooring, a walk-in closet, & plenty of room for a king-sized bedroom suite. A second spacious bedroom, also with hardwood flooring, is ideal for guests, a roommate, or a home office. The fully finished basement adds valuable living space with a media room, laundry area, & exceptional storage. Upgrades include: Furnace (2017), windows (2015), Fridge, Dishwasher & Wall Oven (2021) & renovated bathroom in 2015 (approx. \$25,000). With no carpet throughout the home, a single attached garage, second exterior parking stall & an excellent location close to shopping, restaurants, transit, and parks, this move-in ready townhouse offers the perfect blend of space, convenience, & easy living. You'll love living here!!!

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