

201, 1305 Glenmore Trail SW  
Calgary, Alberta

MLS # A2242765



# \$449,000

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Kelvin Grove                                                            |        |                   |
| Type:     | Residential/Other                                                       |        |                   |
| Style:    | 2 Storey                                                                |        |                   |
| Size:     | 1,404 sq.ft.                                                            | Age:   | 1970 (55 yrs old) |
| Beds:     | 2                                                                       | Baths: | 1 full / 1 half   |
| Garage:   | Assigned, Single Garage Attached, Stall                                 |        |                   |
| Lot Size: | -                                                                       |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, Paved |        |                   |

|             |                                                                                       |            |          |
|-------------|---------------------------------------------------------------------------------------|------------|----------|
| Heating:    | ENERGY STAR Qualified Equipment, Forced Air, Natural Gas                              | Water:     | -        |
| Floors:     | Carpet, Hardwood, Vinyl Plank                                                         | Sewer:     | -        |
| Roof:       | Asphalt Shingle                                                                       | Condo Fee: | \$ 490   |
| Basement:   | Separate/Exterior Entry, Finished, Partial                                            | LLD:       | -        |
| Exterior:   | Brick, Concrete, Stucco                                                               | Zoning:    | M-C1 d42 |
| Foundation: | Poured Concrete                                                                       | Utilities: | -        |
| Features:   | Bar, Chandelier, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows |            |          |

**Inclusions:** tv and wall mount in the second bedroom

Welcome to this private beautifully appointed END UNIT set in building#2 , Hetherington Estates, KELVIN GROVE. Renovated townhome with a BRAND NEW KITCHEN & UNIQUE DESIGNED GRANITE countertops!! BRAND NEW energy efficient stainless appliances. You will LOVE the sliding glass doors leading to a private WEST FACING patio off the kitchen , perfect for morning coffee or evening wine. Freshly painted throughout, also boasts NEWLY RENOVATED main floor bathroom including new cabinets & QUARTZ countertop. The LARGE OPEN CONCEPT living & dining room, looks onto the Private BACKYARD PATIO with a large tree and garden, for complete serenity after a long day. Walking up the staircase with a glass railing to the upper level where you will find the MASSIVE PRIMARY bedroom with a walk in closet. The 4 PIECE bathroom is steps away with a new DEEP SOAKER TUB for deep relaxation & a SEPARATE ENCLOSED SHOWER (ALMOST STEAM LIKE) A good sized second bedroom is down the hall, to fit a queen comfortably. A FULLY FINISHED, FRESHLY PAINTED, BASEMENT, perfect for a workout room & office OR AN EXTRA GUEST ROOM WITH DOOR FOR PRIVACY. Basement also has direct access to the garage. -NEWER WINDOWS & DOORS -NEWER GARAGE DOOR -HOT WATER TANK & FURNACE 2019. UNBEATABLE LOCATION, situated in sought after KELVIN GROVE! WALKING DISTANCE TO ROCKYVIEW HOSPITAL, TOP SCHOOLS & CHINOOK Centre 5 MINUTE DRIVE-10 MIN DRIVE TO DOWNTOWN, 3 BLOCKS TO ELBOW DRIVE, &QUICK ACCESS TO ALL MAJOR CORODORS. PET FRIENDLY -LARGER DOGS WELCOME WITH BOARD APPROVAL. BOOK YOUR SHOWING TODAY:)