

**104, 1305 Glenmore Trail SW**  
**Calgary, Alberta**

**MLS # A2290961**



**\$425,000**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C1 d42
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Blinds inside windows

Welcome to Heatherington Estates in the desirable community of Kelvin Grove. This beautifully updated townhome offers 1,402 SF above grade, an attached single garage, a sunny front WEST facing balcony and a private fenced rear patio. The main level features a bright and spacious living room with gorgeous original hardwood floors and large windows that flood the space with natural light. The fully renovated kitchen is a standout, showcasing custom cabinetry, quartz countertops, undercabinet lighting, stainless steel appliances, subway tile backsplash, trendy tile flooring and a large island with seating perfect for both everyday living and entertaining. A convenient 3 piece bathroom stylishly upgraded with a tiled shower, tile flooring and quartz countertop vanity, creates a clean and modern space completing this floor. Upstairs you’ll find two generous bedrooms, both with hardwood flooring and a full bathroom. The spacious primary retreat offers a walk-in closet. The lower level offers a large developed flex room ideal for a media room, home office or potential third bedroom, along with access to the attached garage. Ideally located with quick access to Glenmore Trail, Elbow Drive and Macleod Trail, and just minutes from Chinook Centre, transit and numerous amenities, this is an exceptional opportunity to own a beautifully updated home in a prime central location.