

444, 1305 Glenmore Trail SW
Calgary, Alberta

MLS # A2317597



\$199,999

Division:	Kelvin Grove		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	755 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Pantry		

Inclusions: N/A

This bright and well-maintained 1-bed 1-bath top floor unit presents an excellent investment opportunity with immediate rental income and long-term stability. A reliable tenant is already in place through Summer 2027 and has expressed a strong interest in renewing and remaining in the property long term, providing peace of mind for investors seeking consistent cash flow. The unit offers a spacious and functional layout with an open-concept living and dining area filled with natural light, leading to a private balcony perfect for outdoor enjoyment. The generously sized bedroom features ample closet space, while additional storage throughout the home enhances everyday practicality. As an added benefit, the patio door is scheduled to be replaced in June 2026, reducing future maintenance concerns for the new owner. Ideally located with convenient access to Chinook Centre, Rockyview General Hospital, Mount Royal University, Glenmore Reservoir, public transit, and major roadways including Glenmore Trail and Macleod Trail. Whether you're adding to your portfolio or purchasing your first investment property, this is a turnkey opportunity in one of Calgary's most desirable southwest locations.