

**101, 1305 Glenmore Trail
 Calgary, Alberta**

MLS # A2318881



\$475,000

Division:	Kelvin Grove		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	3
Garage:	Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 490
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d42
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: Natural garage heating and infrared sauna

Great opportunity to live in the established inner-city community of Kelvin Grove, with excellent access to Glenmore Trail, Elbow Drive, Macleod Trail, Crowchild Trail, and downtown Calgary. This end-unit townhome is minutes from Chinook Centre, Mount Royal University, Rockyview Hospital, Glenmore Reservoir, pathways, transit, schools, shopping, and other everyday amenities. The main floor offers a spacious kitchen with stainless steel appliances, and access to a private west-facing deck. The living room/dining room combination, along with a generously sized 2-piece bathroom. Upstairs, you'll find a large primary bedroom, with a walk-in closet and new bathroom upstairs. The fully developed lower level includes a large den, new bathroom and sauna, separate laundry/utility room, plus plenty of additional storage and direct access to the garage. Out back, the property offers a private fenced yard, while the complex is currently working on a new outdoor common area, creating a great space for family gatherings, pets zone and a stronger sense of community within the complex. Parking includes a heated oversized single attached garage, driveway parking, and an additional assigned stall just outside the unit. A well-managed condo association, and a highly convenient location make this a solid opportunity in one of Calgary's most accessible inner-city neighborhoods.