

**201, 1305 Glenmore Trail SW**  
**Calgary, Alberta**

**MLS # A2242765**



**\$449,000**

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

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	Separate/Exterior Entry, Finished, 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>	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:)