101 1305 Glenmore Trail SW

Calgary | Active | MLS® A2358946

$398,988









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1970**	**1,406 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to Heatherington Estates, tucked into the established inner-city community of Kelvin Grove. Offering over 1,900 sq. ft. of developed living space, this distinctive corner-unit townhome combines an exceptionally spacious layout, unexpected privacy and the convenience of a central Calgary location. From the moment you step inside, the impressive expansive ceiling and generous foyer create an inviting first impression. Upstairs, the thoughtfully separated layout offers something a little different. One side opens into an expansive dining and living area, with plenty of room to entertain guests or gather with family. On the opposite side, the private kitchen offers abundant cabinetry, a large pantry and direct access to a west-facing deck through sliding glass doors. A full bathroom with a stand-up shower completes this level. The upper floor features two generously sized bedrooms and a shared four-piece bathroom. The spacious primary bedroom includes custom cabinetry in its large walk-in closet. Downstairs, discover even more flexibility with a large third bedroom and three-piece ensuite. An added luxury is the sauna, in impeccable, like-new condition and used only a handful of times. The utility room provides excellent additional storage and plenty of laundry space. Outside, enjoy your own private, fully fenced backyard with a concrete patio and mature trees. As a corner unit with no rear neighbours in view and no direct sight-lines into the home, this is a rare opportunity to enjoy an added sense of privacy while remaining right in the heart of the city. Parking is another standout feature, offering an heated oversized insulated single attached garage, private driveway and an additional outdoor parking stall (#55). Location is where Kelvin Grove truly shines. Just minutes from Chinook Centre, Mount Royal University, Rockyview General Hospital, the C-Train station, Glenmore Reservoir, walking and biking pathways, schools, shopping and everyday amenities. With convenient access to Glenmore Trail, Elbow Drive, Macleod Trail, Crowchild Trail and downtown Calgary, getting around the city is effortless. Space, privacy, a functional multi-level layout and an exceptional inner-city location - Heatherington Estates offers a lifestyle that is becoming increasingly difficult to find.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358946
Bedrooms	2
Bathrooms	3
Year Built	1970
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,406 sq. ft.
Main Level Finished Area:	743 sq. ft.
Upper Level Finished Area:	663 sq. ft.
Below Grade Finished Area:	513 sq. ft.
Condo Fee:	$490.06
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	1970 (Age: 56)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	7911288
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Outside, Single Garage Attached, Stall
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Heatherington Ests
Community:	Kelvin Grove
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes

Main Floor	Living Room · 17'3" × 17'2" ·
Main Floor	Kitchen · 13'5" × 11'6" ·
Main Floor	Dining Room · 8'6" × 8'6" ·
Main Floor	Foyer · 7'8" × 5'4" ·
Upper Level	Bedroom - Primary · 17'3" × 13'8" ·
Upper Level	Walk-In Closet · 8'7" × 5'11" ·
Upper Level	Bedroom · 11'6" × 11' ·
Basement	Flex Space · 13'8" × 11'4" ·
Basement	Mud Room · 7'4" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Yard, Corner Lot, Few Trees, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-1305-glenmore-trail-sw-calgary-a2358946/

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