103 1305 Glenmore Trail SW

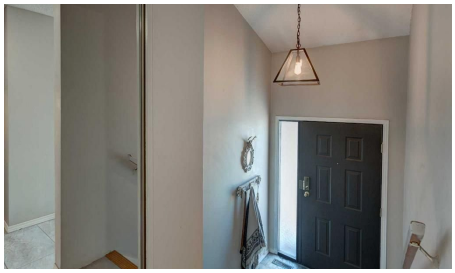
Calgary | Active | MLS® A2332170

$399,500









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1970**	**1,448.54 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Looking for a large town home with a private oasis of outdoor space? You've found it with this spacious & beautifully upgraded townhouse in the desirable community of Kelvin Grove, offering an unbeatable inner-city location with quick access to downtown via both Glenmore Trail & Elbow Drive. With over three levels of thoughtfully designed living space, this home combines comfort, functionality, & low-maintenance living. The bright main floor features rich hardwood flooring complemented by heated tile throughout, creating a warm & inviting space. The upgraded island kitchen offers an eating bar, stone backsplash, abundant counter space, & plenty of storage, making it ideal for both everyday living & entertaining. The generous dining & living rooms provide plenty of space to gather, while sliding glass doors lead to the oversized east-facing patio-perfect for enjoying your morning coffee or relaxing outdoors in the beautifully landscaped private courtyard with paver stone patio. Upstairs, the oversized primary bedroom features hardwood flooring, a walk-in closet, & plenty of room for a king-sized bedroom suite. A second spacious bedroom, also with hardwood flooring, is ideal for guests, a roommate, or a home office. The fully finished basement adds valuable living space with a media room, laundry area, & exceptional storage. Upgrades include: Furnace (2017), windows (2015), Fridge, Dishwasher & Wall Oven (2021) & renovated bathroom in 2015 (approx. $25,000). With no carpet throughout the home, a single attached garage, second exterior parking stall & an excellent location close to shopping, restaurants, transit, and parks, this move-in ready townhouse offers the perfect blend of space, convenience, & easy living. You'll love living here!!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332170
Bedrooms	3
Bathrooms	2
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:	1,448.54 sq. ft.
Main Level Finished Area:	763.31 sq. ft.
Upper Level Finished Area:	685.23 sq. ft.
Below Grade Finished Area:	478.9 sq. ft.
Condo Fee:	$490.06
Condo Fee Includes:	Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1970 (Age: 56)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7911288
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Heatherington Ests
Community:	Kelvin Grove
Amenities:	Dog Run, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer
Inclusions:	All Curtains & Rods, One TV Wall Mount, Living Room Ladder Shelf, 2nd Fridge in Basement, Kitchen Shelf, Garage Shelving
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Dining Room · 11'8" × 9'5" ·
Main Floor	Living Room · 17'3" × 17'3" ·
Main Floor	Kitchen · 13'5" × 11'6" ·
2nd Floor	Bedroom - Primary · 17'3" × 17'2" ·

2nd Floor	Bedroom · 13'5" × 11'7" ·
2nd Floor	Bedroom · 12'7" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Laminate Counters, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Patio
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d42
Listed Date:	Aug 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-1305-glenmore-trail-sw-calgary-a2332170/

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