

207, 1305 Glenmore Trail SW
Calgary, Alberta

MLS # A2164423



\$469,900

Division:	Kelvin Grove		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,683 sq.ft.	Age:	1970 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached Carport, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 519
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C1 d42
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NONE

OPEN HOUSE SATURDAY SEPTEMBER 20TH 1PM TO 3PM. This beautiful 3 bedroom townhome is located in the sought after inner city community of Kelvin Grove. Close to all amenities including Chinook Centre, Rockyview Hospital, Schools, bike paths, Glenmore Dam/Park, and only a 7 min drive to downtown. Included is parking for 3 vehicles via an OVERSIZED GARAGE with an upgraded door, 1 driveway and 1 reserved owners spot and visitor parking for guests. This is a quiet pet friendly complex with a PRIVATE FENCED BACKYARD backing onto a greenspace. The backyard also features a high quality composite deck patio perfect for entertaining. Two beautiful French doors allow access to the huge living room from the backyard. The Kitchen features stainless steel appliances and lots of natural sunlight. The Large primary bedroom can fit a king sized bed and has a walkthrough closet to a full 4 piece ensuite. Upstairs has 2 additional bedrooms and another full sized bathroom. The basement features lots of storage room and washer and dryer. All windows throughout are triple pained.