

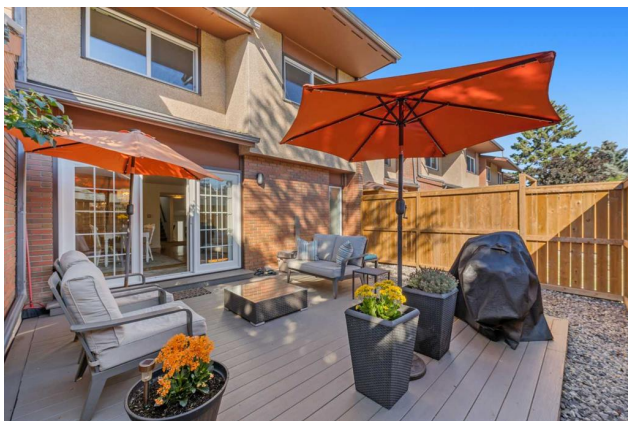


THE
A-TEAM

**RE/MAX
FIRST**

1305 GLENMORE Trail #207, Calgary T2V4Y8

MLS®#: **A2164423** Area: **Kelvin Grove** Listing Date: **09/10/24** List Price: **\$469,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1970**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,682**
 Low Sqft:
 Ttl Sqft: **1,682**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Private**
 Park Feat: **Attached Carport,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Private Entrance,Private Yard,Storage**

Construction: **Brick,Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Oven,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,French Door,Natural Woodwork,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Second	5`0" x 6`5"
Dining Room	Second	9`7" x 19`6"
Kitchen	Second	9`3" x 8`5"
4pc Bathroom	Third	5`0" x 11`2"
Bedroom	Third	9`3" x 12`2"
Bedroom - Primary	Third	11`0" x 15`3"
Storage	Basement	21`5" x 19`10"

Room	Level	Dimensions
Breakfast Nook	Second	9`3" x 8`6"
Foyer	Second	8`5" x 9`6"
Living Room	Second	11`10" x 19`6"
4pc Ensuite bath	Third	7`8" x 5`1"
Bedroom	Third	10`1" x 16`6"
Walk-In Closet	Third	7`8" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$519

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d42

Legal Desc: **7911288**

Remarks

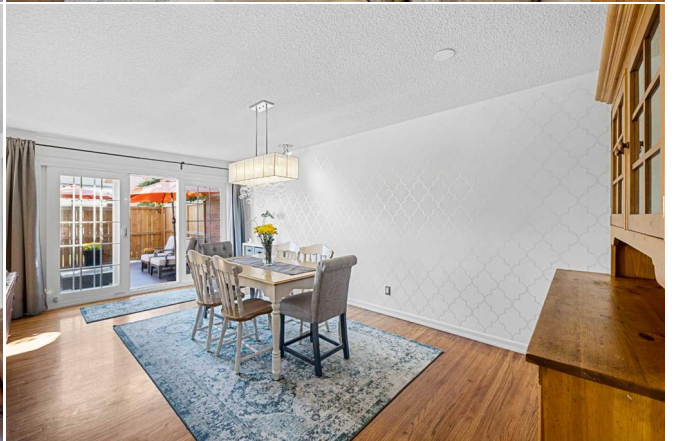
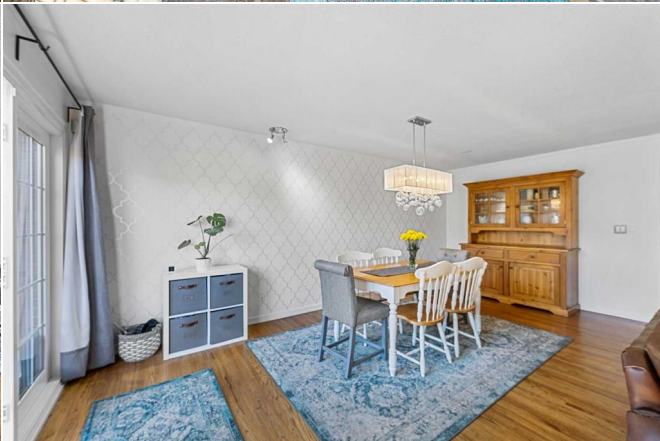
Pub Rmks: **This beautiful 3 bedroom townhome is located in the sought after inner city community of Kelvin Grove. Close to all amenities including Chinook Centre, Rockyview Hospital, Schools, bike paths, Glenmore Damn/Park, and only a 7 min drive to downtown. Included is parking for 3 vehicles via an 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 in 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.**

Inclusions: **NONE**
Property Listed By: **eXp Realty**

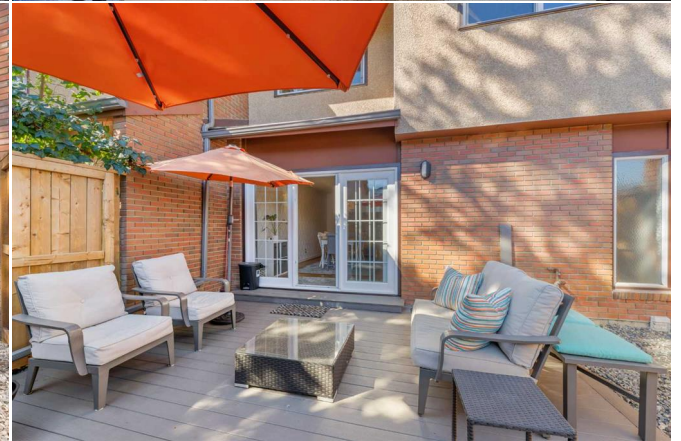
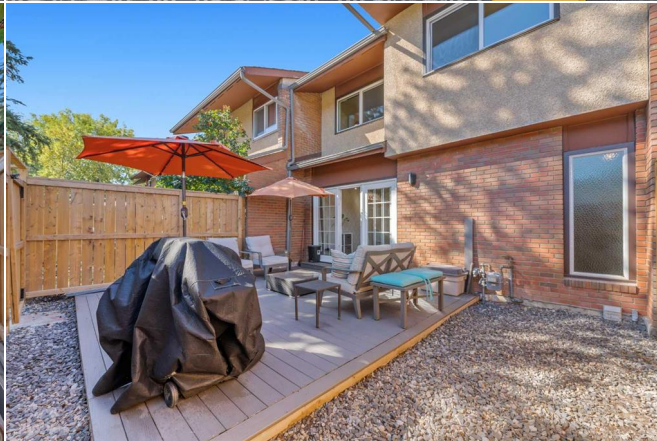
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











207-1305 Glenmore Trail SW, Calgary, AB

2nd Floor Exterior Area 858.95 sq ft



PREPARED: 2024/09/06



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

207-1305 Glenmore Trail SW, Calgary, AB

3rd Floor Exterior Area 822.70 sq ft



PREPARED: 2024/09/06



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207-1305 Glenmore Trail SW, Calgary, AB

Basement (Below Grade) Exterior Area 607.71 sq ft
Excluded Area 283.87 sq ft



PREPARED: 2024/09/06



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.