



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1305 GLENMORE Trail #441, Calgary T2V 4Y8**

MLS® #: **A2178058**

Area: **Kelvin Grove**

Listing Date: **11/08/24**

List Price: **\$315,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **934**

Low Sqft:

Ttl Sqft: **934**

DOM

**12**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Boiler**

Sewer:

Ext Feat: **Courtyard, Garden**

Construction:

**Brick, Stucco**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher, Garage Control(s), Range, Range Hood, Refrigerator, Window Coverings**

Int Feat:

**Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 7`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 11`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 7`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 20`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 12`10"</b>	<b>Office</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 15`2"</b>			

Legal/Tax/Financial

Condo Fee:

**\$695**

Title:

**Fee Simple**

Zoning:

**M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **7911288**

Remarks

Pub Rmks: **PETS ALLOWED! This newly renovated ground-floor condo offers a perfect blend of modern style, convenience, and a prime location. Freshly updated with contemporary finishes, the unit features an open, light-filled layout, ideal for both relaxation and entertaining. The kitchen is a standout with sleek new countertops, modern appliances, and ample storage space. The spacious living and dining areas create a welcoming atmosphere, while the bathroom has been thoughtfully renovated with high-quality fixtures. One of the unique highlights of this property is the private walk-out access to a peaceful, shared green space—ideal for enjoying morning coffee, unwinding after a busy day, or socializing with neighbors. Beyond the comforts of the condo, its location is unbeatable. You'll be within walking distance of Chinook Mall, one of Calgary's premier shopping destinations, offering a wide variety of retail stores, restaurants, and services. Whether you're looking for a new wardrobe, dining out, or just enjoying the vibrant atmosphere, everything you need is just a short walk away. With low maintenance fees, this condo offers a fantastic opportunity for first-time buyers, downsizers, or anyone looking for a low-maintenance lifestyle without compromising on style or location. Don't miss out on this move-in-ready home—schedule your private viewing today!**

Inclusions:  
Property Listed By: **Curtain rods,  
eXp Realty**

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







