



1305 Glenmore Trail Calgary Alberta

\$375,000

OPEN HOUSE SUNDAY JANUARY 12th from 2:00-4:00pm...Here is a value-buy in Heatherington Estates in the central south west Calgary community of Kelvin Grove. This townhouse offers 1626 square feet of living space above grade with 2 bedrooms and 2.5 baths and an attached single GARAGE! This two storey townhome offers large living spaces, two fireplaces, solid surface floors on living levels, brand new carpet on the upper bedroom levels and can be moved right in to. Did I mention the fully fenced yard, central air conditioning. The main floor consists of a huge living room with doors out to the yard, as well as a large eat-in kitchen along with a two-piece powder room. Upstairs there is a massive primary bedroom with walk-in closet, full four-piece ensuite bath and a bonus area with one of the fireplaces. Use as a home office or look at possibly converting it back to a third bedroom. The generous second bedroom has access to the shared four-piece bath. The basement houses your mechanical components and laundry and leaves tons of room for storage. With a seven-foot dominant ceiling height further development is not ideal but could be considered. There is no window in this area. The under drive attached single garage entrance shares the entry way mud room with the front door entrance for convenience. This property is close to Chinook Mall and offers decent pedestrian options and great access to major roads. According to bylaws pets are allowed with condo board approval. Very fair condo fees of \$518.70 make this option quite affordable and something to be considered. Come and see for yourself today! PROFESSIONAL INTERIOR AND OUTDOOR PHOTOS COMING SOON. (id:6769)

Primary Bedroom 15.17 Ft x 10.92 Ft

Bedroom 12.08 Ft x 9.00 Ft

Bonus Room 16.42 Ft x 9.92 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Laundry room 21.17 Ft x 19.67 Ft

Living room 21.17 Ft x 19.33 Ft

Kitchen 16.75 Ft x 9.92 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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