

1305 Glenmore Trail Calgary Alberta

$398,988

Welcome to Heatherington Estates, tucked into the established inner-city community of Kelvin Grove. Offering over 1,900 sq. ft. of developed living space, this distinctive corner-unit townhome combines an exceptionally spacious layout, unexpected privacy and the convenience of a central Calgary location. From the moment you step inside, the impressive expansive ceiling and generous foyer create an inviting first impression. Upstairs, the thoughtfully separated layout offers something a little different. One side opens into an expansive dining and living area, with plenty of room to entertain guests or gather with family. On the opposite side, the private kitchen offers abundant cabinetry, a large pantry and direct access to a west-facing deck through sliding glass doors. A full bathroom with a stand-up shower completes this level. The upper floor features two generously sized bedrooms and a shared four-piece bathroom. The spacious primary bedroom includes custom cabinetry in its large walk-in closet. Downstairs, discover even more flexibility with a large third bedroom and three-piece ensuite. An added luxury is the sauna, in impeccable, like-new condition and used only a handful of times. The utility room provides excellent additional storage and plenty of laundry space. Outside, enjoy your own private, fully fenced backyard with a concrete patio and mature trees. As a corner unit with no rear neighbours in view and no direct sight-lines into the home, this is a rare opportunity to enjoy an added sense of privacy while remaining right in the heart of the city. Parking is another standout feature, offering an heated oversized insulated single attached garage, private driveway and an additional outdoor parking stall (#55). Location is where Kelvin Grove truly shines. Just minutes from Chinook Centre, Mount Royal University, Rockyview General Hospital, the C-Train st...

Other 13.67 Ft x 11.33 Ft

Other 7.33 Ft x 5.25 Ft

3pc Bathroom 7.00 Ft x 5.75 Ft

Living room 17.25 Ft x 17.17 Ft

Kitchen 13.42 Ft x 11.00 Ft

Dining room 8.50 Ft x 8.50 Ft

Foyer 7.67 Ft x 5.33 Ft

3pc Bathroom 7.50 Ft x 5.00 Ft

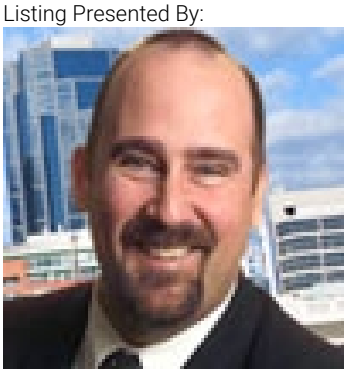
Primary Bedroom 17.25 Ft x 13.67 Ft

Other 8.58 Ft x 5.92 Ft

Bedroom 11.50 Ft x 11.00 Ft

4pc Bathroom 11.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
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