

# \$820,000 - B, 1312 Gladstone Road Nw, Calgary

MLS® #A2228824

**\$820,000**

4 Bedroom, 4.00 Bathroom, 2,019 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

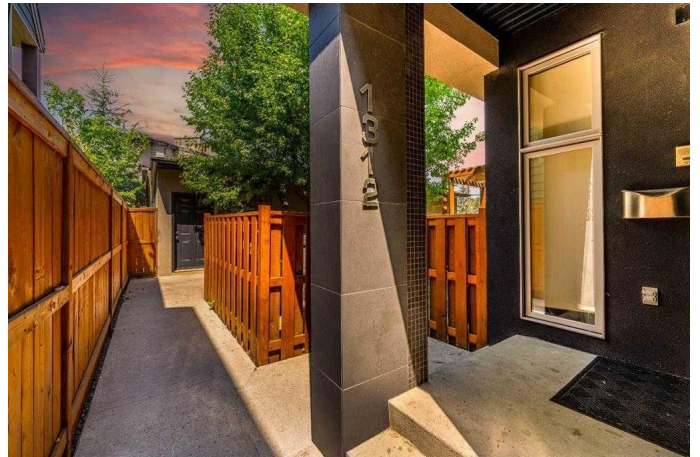
Tucked away on a quiet, tree-lined street in the vibrant heart of Kensington, this architecturally unique 6 unit complex offers a perfect blend of high-end design and everyday comfort. What truly sets this unit apart is the rare, fully fenced private backyard, a peaceful retreat that's ideal for relaxing, gardening, or entertaining - a feature seldom found in inner-city living. The main floor welcomes you with a spacious living area anchored by a striking 3-sided gas fireplace and sleek, heated polished concrete floors.

Floor-to-ceiling windows at the rear of the home frame the private yard with dramatic, wide-paned glass, creating an airy, light-filled space.

Flowing effortlessly from the living room, the dining area features a stylish serving counter and a wide island that subtly defines the space while preserving an open-concept layout. The chef-inspired kitchen is a true centerpiece, boasting a thoughtful combination of professional-grade stainless steel appliances, elegant stone countertops, and ample workspace.

Upstairs, the luxurious primary suite offers a tranquil escape with a private balcony, spa-like ensuite, and a spacious walk-in closet. The top level includes two additional generous bedrooms, a full bathroom, and a bright, versatile den complete with another private balcony and sweeping views.

The fully developed basement extends the home's livability, featuring a cozy family



room, dedicated office space/4 bedroom, and a convenient 2-piece bath. A heated private double detached garage, central air conditioning, and a mix of in-floor and forced air heating ensure comfort and convenience year-round.

With 9-foot ceilings on all levels, both a private backyard and shared courtyard, and unbeatable access to Kensingtonâ€™s top amenities, this property truly checks every box.

Bonus: Property can be sold partially furnished.

Discover luxurious inner-city living at its finestâ€”this one-of-a-kind home is ready to welcome you.

Built in 2006

### Essential Information

MLS® #	A2228824
Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,019
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Back Split
Status	Active

### Community Information

Address	B, 1312 Gladstone Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3G3

## Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Assigned, Double Garage Detached, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Metal Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, None, Private Entrance, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	12
Zoning	M-CG

## Listing Details

Listing Office	Real Broker
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