

# \$1,350,000 - 1314 Gladstone Road Nw, Calgary

MLS® #A2246293

**\$1,350,000**

3 Bedroom, 4.00 Bathroom, 2,187 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

Charming 3 bedroom, 3.5 bathroom home with a lovely private yard and a rare oversized, heated double garage in the inner city! The main floor welcomes you with hardwood flooring and craftsman windows throughout. Beautiful living room with two-storey 18 ft vaulted ceiling, gas fireplace with granite surround, and two patio door access to the yard. The kitchen features wood cabinetry, granite countertops, stainless steel appliances, and a dining nook with window view out to the treed street. The spacious dining room accommodates an oversized table for large family dinners. Main level office/den office with plenty of natural light. The powder room completes the main level along with access to the garage. A side entrance also provides an extra entrance with quick access to the basement. Upstairs, the primary suite impresses with sloped ceilings, a large walk-in closet (with washer and dryer new in 2022), updated ensuite with dual sinks, deep air-jet tub, and a large tiled shower with glass door. The second bedroom features charming sloped ceilings, and a full updated bathroom with tiled shower and glass door completes the upper level. The basement features a third bright bedroom with large windows and a sizeable walk-in closet, full bathroom with second laundry set, a den with closet, a spacious family room with bar area, and utility room. Mechanical upgrades include a new furnace (2022), hot water tank (2021), central vacuum (2023), central A/C added (2012),



electrical panel and new electrical to the power pole (2010), dechlorinator, and Kinetico water softener.. Outdoors, the fully fenced yard is low-maintenance with a two-level composite deck, perennials, shrubs, gas line for BBQ, and a tranquil water fountain—a private retreat in the heart of Kensington. Heated, oversized 23 1/2 ft by 21 ft double attached garage with high ceilings of 13' 5" and 11' 8", plus a driveway that accommodates 2 cars! Exterior updates in 2010 include HardieBoard siding and new shingles. Walking distance to Riley Park, the Bow River and so many Kensington amenities! A quick commute by car or on foot to downtown.

Built in 1982

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246293    |
| Price          | \$1,350,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,187       |
| Acres          | 0.09        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1314 Gladstone Road Nw |
| Subdivision | Hillhurst              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 3G3                |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings       |
| Heating           | Forced Air                                                                           |
| Cooling           | Central Air                                                                          |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Yard, Corner Lot        |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 3                 |
| Zoning         | M-CG d72          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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