



THE
A-TEAM

**RE/MAX
FIRST**

1312 GLADSTONE Road #B, Calgary T2N 3G3

MLS® #: **A2113289**

Area: **Hillhurst**

Listing Date: **03/08/24**

List Price: **\$890,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2008

Lot Information

Lot Sz Ar:

1,905 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,019

Low Sqft:

Ttl Sqft:

2,019

DOM

72

Layout

Beds:

4 (4)

Baths:

3.0 (2 2)

Style:

3 Storey,Back Split

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Low Maintenance Landscape,Rectangular Lot,Views

Alley Access,Assigned,Double Garage Detached,Garage Door Opener,Insulated

Utilities and Features

Roof:

Flat Torch Membrane

Heating:

In Floor,Forced Air,Natural Gas,Zoned

Sewer:

Ext Feat:

Balcony,Lighting,Private Entrance

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Stone

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Metal Counters,Recessed Lighting,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wood Windows

Utilities:

Room Information

Room

Level

Dimensions

Foyer

Main

7`6" x 6`1"

Dining Room

Main

12`7" x 11`7"

Bonus Room

Third

11`6" x 9`1"

Furnace/Utility Room

Basement

18`3" x 6`0"

Bedroom - Primary

Second

17`1" x 11`8"

Bedroom

Third

11`5" x 11`8"

2pc Bathroom

Main

5`0" x 4`5"

4pc Bathroom

Third

5`0" x 11`10"

Room

Level

Dimensions

Kitchen

Main

14`5" x 8`11"

Living Room

Main

13`11" x 13`0"

Game Room

Basement

14`5" x 13`4"

Laundry

Second

9`8" x 3`0"

Bedroom

Third

12`4" x 10`11"

Bedroom

Main

13`5" x 12`0"

6pc Ensuite bath

Second

23`10" x 8`11"

2pc Bathroom

Basement

6`2" x 4`11"

Condo Fee:
\$633

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

Legal Desc: **0813510**

Remarks

Pub Rmks: **Located in the heart of Kensington on a quiet, tree lined street is this truly unique townhome. This home offers a modern sophisticated feel while at the same time creating a cozy ambiance perfect for entertaining or relaxing. The main floor begins with a large living room with a beautiful 3-sided fireplace and heated polished concrete floors. The windows overlooking the back yard are a feature in and of themselves with architecturally beautiful wide stacked panes. Continuing past the fireplace is a well-appointed dining room with a unique serving counter and wide island providing some separation from the kitchen while maintaining flow and sight lines. The kitchen is a modern masterpiece with generous workspace and chef's appliances and a mix of professional stainless steel and elegant stone counters. The first floor features the primary bedroom with a private balcony, truly luxurious ensuite and large walk-in closet. The top floor features a den with beautiful views and another balcony, and two more generous bedrooms with a full bath. The basement is also fully developed and features a family room, office, and a 2-pc bath. Completing this gem of a property is a double heated detached garage. No details have been overlooked in this home. From a mix of in-floor and central heating and central air conditioning, to smart home features and city views, 9' ceilings on all levels, and both a private yard and a shared complex courtyard, this luxurious and contemporary home checks all the boxes. Enjoy inner city living at its finest with amazing access to an amenity rich community!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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











