



THE
A-TEAM

**RE/MAX
FIRST**

1220 GLADSTONE Road, Calgary T2N 3E9

MLS®#: **A2144849** Area: **Hillhurst** Listing **06/28/24** List Price: **\$1,249,900**
 Status: **Active** County: **Calgary** Change: **-\$1,000k, 28-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **3,197 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Front Yard,Low Maintenance Landscape,No Neighbours Behind,Level**
 Park Feat: **Double Garage Detached**

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **BBQ gas line,Other,Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`10" x 7`0"	Kitchen	Main	10`6" x 16`0"
Dining Room	Main	10`2" x 15`1"	Living Room	Main	14`2" x 17`10"
Mud Room	Main	5`7" x 8`0"	Bedroom - Primary	Upper	10`10" x 12`6"
Bedroom	Upper	9`9" x 14`1"	Bedroom	Upper	9`5" x 12`9"
Laundry	Upper	6`10" x 9`5"	Family Room	Basement	12`10" x 22`3"
Bedroom	Basement	11`4" x 11`9"	Nook	Basement	7`3" x 10`6"

Furnace/Utility Room
5pc Bathroom
3pc Bathroom

Basement
Second
Basement

6`6" x 12`9"
4`11" x 12`9"
4`11" x 7`7"

2pc Bathroom
5pc Ensuite bath

Main
Second

4`10" x 6`2"
5`10" x 16`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d72

1710696

Remarks

Pub Rmks:

*** OPEN HOUSE SUNDAY JULY 7TH, 1-3 PM * BEST VALUE UNDER \$1,250,000 | LOCATION LOCATION LOCATION! | This beautifully crafted home with 4 bedrooms (3 up/ 1 down), 3.5 baths and over 3100 TOTAL Sq Feet is only a few steps from Calgary's most VIBRANT inner city community - KENSINGTON. With a WALKING SCORE OF 95 this home features a gourmet kitchen with QUARTZ countertops, UPGRADED appliances, A/C, 10 Ft CEILINGS, 13' FT ISLAND and wide plank oak HARDWOOD floors. This OPEN CONCEPT main floors boasts CEILING HEIGHT cabinetry with CROWN MOLDING, half washroom, large windows allowing for an array of NATURAL LIGHT, stand alone WINE FRIDGE, abundance of cabinet space, under mount lighting, COFFERED CEILING, gas FIREPLACE, stunning front entrance and MUD ROOM. Upstairs you'll find the primary bedroom with a generous walk-in closet and HEATED ensuite, laundry room, additional two bedrooms and HEATED jack and jill washroom. Downstairs is comprised of a LARGE family room, wet bar with wine fridge and microwave, additional bedroom, storage and full washroom. Lastly, the backyard/deck is LOW MAINTENANCE, PRIVATE and flows seamlessly into the kitchen, perfect for summer barbecues. Additional features include BUILT IN SPEAKERS (Sonos Amp Included) VACU-FLOW with new attachments, INSULATED double garage, PAVED ALLEY, and rough-in for IN FLOOR HEATING in the basement. Don't miss out on this rare opportunity to live in the heart of Kensington, book your showing today!**

Inclusions:
Property Listed By:

Sonos Amp, Microwave in the basement, wine fridge in the basement
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











