



THE
A-TEAM

**RE/MAX
FIRST**

1312 GLADSTONE Road #B, Calgary T2N 3G3

MLS® #: **A2152388** Area: **Hillhurst** Listing Date: **07/25/24** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 19-Aug** 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

53
Layout
 Beds: **4 (4)**
 Baths: **3.0 (2 2)**
 Style: **3 Storey,Back Split**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Private,Rectangular Lot,Views**
 Park Feat: **Alley Access,Assigned,Double Garage Detached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Flat Torch Membrane** Construction: **Stucco,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas,Zoned** Flooring: **Carpet,Ceramic Tile,Stone**
 Sewer: Water Source:
 Ext Feat: **Balcony,Lighting,Private Entrance** 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	Room	Level	Dimensions
Foyer	Main	7`6" x 6`1"	Kitchen	Main	14`5" x 8`11"
Dining Room	Main	12`7" x 11`7"	Living Room	Main	13`11" x 13`0"
Bonus Room	Third	11`6" x 9`1"	Game Room	Basement	14`5" x 13`4"
Furnace/Utility Room	Basement	18`3" x 6`0"	Laundry	Second	9`8" x 3`0"
Bedroom - Primary	Second	17`1" x 11`8"	Bedroom	Third	12`4" x 10`11"
Bedroom	Third	11`5" x 11`8"	Bedroom	Main	13`5" x 12`0"

**2pc Bathroom
4pc Bathroom**

**Main
Third**

**5`0" x 4`5"
5`0" x 11`10"**

**6pc Ensuite bath
2pc Bathroom**
Legal/Tax/Financial

**Second
Basement**

**23`10" x 8`11"
6`2" x 4`11"**

Condo Fee:
\$455

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!**

****Property can be sold furnished****

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

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