

\$999,900 - B, 1310 Gladstone Road Nw, Calgary

MLS® #A2248668

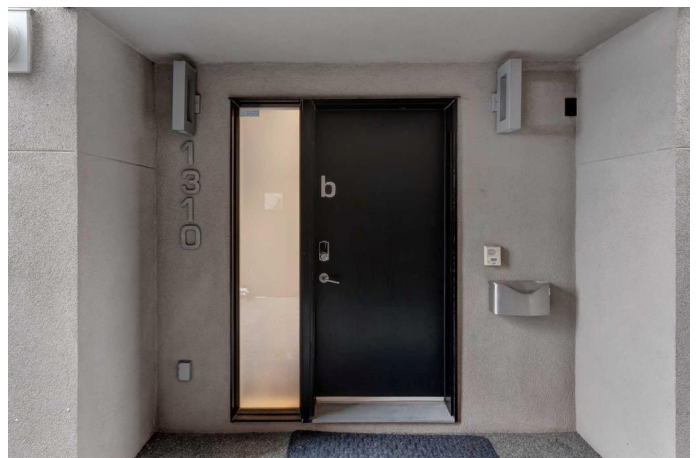
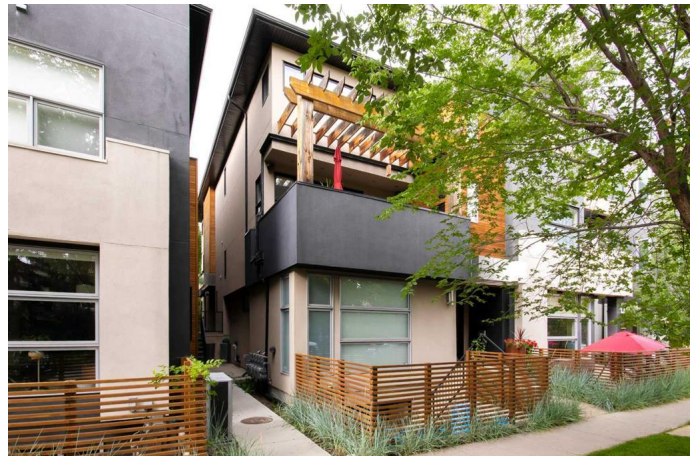
\$999,900

3 Bedroom, 3.00 Bathroom, 2,498 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to the Gladstone 6, a timeless contemporary townhouse nestled on a serene, mature tree-lined street in the heart of Hillhurst. Boasting 2,500 square feet of meticulously designed living space, this elegant residence offers a perfect blend of style, comfort, and convenience. This isn't your typical infill, the unit is 26' wide, 5' wider than most infills and it dramatically changes the flow of the entire space. Upon entering, you're greeted by a welcoming ambiance accentuated by a three-sided gas fireplace that sets the tone for the rest of the home. The main level features polished concrete floors with in-floor heating, creating a warm and inviting atmosphere throughout. A cleverly hidden front closet and powder room add to the functionality of the space. Designed for both everyday living and entertaining, the open layout seamlessly connects the living, dining, and kitchen areas. The kitchen is a culinary enthusiast's dream, equipped with high-end appliances, including a gas cooktop and built-in oven, ample counter space, and a large pantry for added storage. Step outside to the beautifully landscaped award-winning yard, expertly crafted by Landform, where you'll find a composite BBQ area with glass railings. A few steps down lead to a charming patio with pavers and a pergola, creating an ideal outdoor retreat. Plus, residents can enjoy the community garden area, adding to the allure of outdoor living. Ascending to the second level, you'll discover the primary suite oasis,



complete with a balcony, a luxurious 5-piece ensuite bathroom with dual vanities, and a separate tub and oversized shower. Also, conveniently located on this level is the laundry room, offering added convenience. The third level features two cozy bedrooms with community views, a spacious family room, a 4-piece bathroom, and an additional storage room, providing plenty of space for relaxation and privacy. Additional features include: central air conditioning, central vacuum and attachments. A heated parkade (including the ramp into the parkade) with direct access to the home that also has 2 additional visitor parking and some storage in front of the stall. Situated just a short walk away from all the shopping, cafes, and amenities that Kensington has to offer, this home offers the epitome of urban living. Enjoy easy access to downtown, schools, the Bow River pathway, Riley Park, and more. Don't miss your chance to own this stunning, low-maintenance home in the desirable community of Hillhurst. Schedule your private showing today and experience the charm and sophistication this home has to offer.

Built in 2008

Essential Information

MLS® #	A2248668
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,498
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Storey
Status	Active

Community Information

Address	B, 1310 Gladstone Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3G3

Amenities

Amenities	None
Parking Spaces	1
Parking	Heated Garage, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Skylight(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	62
Zoning	M-CG d72

Listing Details

Listing Office Real Estate Professionals Inc.

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