

**B, 1312 Gladstone Road NW  
Calgary, Alberta**

**MLS # A2228824**



**\$820,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Front/Back		
<b>Size:</b>	2,019 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Alley Access, Assigned, Double Garage Detached, Garage Door Opener, Insu		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	\$ 7,309
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Metal Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	Could be sold Partially Furnished		

Tucked away on a quiet, tree-lined street in the vibrant heart of Kensington, this architecturally unique 6 unit complex offers a perfect blend of high-end design and everyday comfort. What truly sets this unit apart is the rare, fully fenced private backyard, a peaceful retreat that's ideal for relaxing, gardening, or entertaining - a feature seldom found in inner-city living. The main floor welcomes you with a spacious living area anchored by a striking 3-sided gas fireplace and sleek, heated polished concrete floors. Floor-to-ceiling windows at the rear of the home frame the private yard with dramatic, wide-paned glass, creating an airy, light-filled space. Flowing effortlessly from the living room, the dining area features a stylish serving counter and a wide island that subtly defines the space while preserving an open-concept layout. The chef-inspired kitchen is a true centerpiece, boasting a thoughtful combination of professional-grade stainless steel appliances, elegant stone countertops, and ample workspace. Upstairs, the luxurious primary suite offers a tranquil escape with a private balcony, spa-like ensuite, and a spacious walk-in closet. The top level includes two additional generous bedrooms, a full bathroom, and a bright, versatile den complete with another private balcony and sweeping views. The fully developed basement extends the home's livability, featuring a cozy family room, dedicated office space/4 bedroom, and a convenient 2-piece bath. A heated private double detached garage, central air conditioning, and a mix of in-floor and forced air heating ensure comfort and convenience year-round. With 9-foot ceilings on all levels, both a private backyard and shared courtyard, and unbeatable access to Kensington's top amenities, this property truly checks every box. Bonus: Property can be sold partially furnished. Discover

luxurious inner-city living at its finest&mdash;this one-of-a-kind home is ready to welcome you.