

\$1,350,000 - 1314 Gladstone Road Nw, Calgary

MLS® #A2246293

\$1,350,000

3 Bedroom, 4.00 Bathroom, 2,187 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

Charming 3 bedroom, 3.5 bathroom home with a lovely private yard and a rare oversized, heated double garage in the inner city! The main floor welcomes you with hardwood flooring and craftsman windows throughout. Beautiful living room with two-storey 18 ft vaulted ceiling, gas fireplace with granite surround, and two patio door access to the yard. The kitchen features wood cabinetry, granite countertops, stainless steel appliances, and a dining nook with window view out to the treed street. The spacious dining room accommodates an oversized table for large family dinners. Main level office/den office with plenty of natural light. The powder room completes the main level along with access to the garage. A side entrance also provides an extra entrance with quick access to the basement. Upstairs, the primary suite impresses with sloped ceilings, a large walk-in closet (with washer and dryer new in 2022), updated ensuite with dual sinks, deep air-jet tub, and a large tiled shower with glass door. The second bedroom features charming sloped ceilings, and a full updated bathroom with tiled shower and glass door completes the upper level. The basement features a third bright bedroom with large windows and a sizeable walk-in closet, full bathroom with second laundry set, a den with closet, a spacious family room with bar area, and utility room. Mechanical upgrades include a new furnace (2022), hot water tank (2021), central vacuum (2023), central A/C added (2012),



electrical panel and new electrical to the power pole (2010), dechlorinator, and Kinetico water softener.. Outdoors, the fully fenced yard is low-maintenance with a two-level composite deck, perennials, shrubs, gas line for BBQ, and a tranquil water fountain—a private retreat in the heart of Kensington. Heated, oversized 23 1/2 ft by 21 ft double attached garage with high ceilings of 13' 5" and 11' 8", plus a driveway that accommodates 2 cars! Exterior updates in 2010 include HardieBoard siding and new shingles. Walking distance to Riley Park, the Bow River and so many Kensington amenities! A quick commute by car or on foot to downtown.

Built in 1982

Essential Information

MLS® #	A2246293
Price	\$1,350,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,187
Acres	0.09
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1314 Gladstone Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3G3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	12
Zoning	M-CG d72

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.