



1312 Gladstone Road Calgary Alberta

\$820,000

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 partially furnished** (id:6769)

Laundry room 9.67 Ft x 3.00 Ft
Primary Bedroom 17.08 Ft x 11.67 Ft
Other 9.75 Ft x 7.08 Ft
6pc Bathroom 23.83 Ft x 8.92 Ft
Bonus Room 11.50 Ft x 9.08 Ft
Bedroom 12.33 Ft x 10.92 Ft
Bedroom 11.42 Ft x 11.67 Ft
4pc Bathroom 5.00 Ft x 11.83 Ft
Recreational, Games room 14.42 Ft x 13.33 Ft

Furnace 18.25 Ft x 6.92 Ft
2pc Bathroom 6.17 Ft x 4.92 Ft
Foyer 7.50 Ft x 6.08 Ft
Kitchen 14.42 Ft x 8.92 Ft
Pantry 1.08 Ft x 6.75 Ft
Dining room 12.58 Ft x 11.58 Ft
Living room 13.92 Ft x 13.00 Ft
Bedroom 13.42 Ft x 12.00 Ft
2pc Bathroom 5.00 Ft x 4.42 Ft

Listing Presented By:



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