



1312 Gladstone Road Calgary Alberta

\$820,000

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 it...

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

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

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Listing Presented By:



Originally Listed by:
 Real Broker



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Bedroom	11.42 Ft x 11.67 Ft	Living room	13.92 Ft x 13.00 Ft
4pc Bathroom	5.00 Ft x 11.83 Ft	Bedroom	13.42 Ft x 12.00 Ft
Recreational, Games room	14.42 Ft x 13.33 Ft	2pc Bathroom	5.00 Ft x 4.42 Ft