



## 1314 Gladstone Road Calgary Alberta

\$1,295,000

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 d...

3pc Bathroom 7.92 Ft x 6.75 Ft

Bedroom 12.83 Ft x 12.42 Ft

Exercise room 11.08 Ft x 8.58 Ft

Recreational, Games room 25.17 Ft x 19.92 Ft

Furnace 7.92 Ft x 6.75 Ft

Other 10.67 Ft x 7.00 Ft

Kitchen 14.92 Ft x 8.25 Ft

Living room 18.67 Ft x 14.17 Ft

Office 13.50 Ft x 11.33 Ft

3pc Bathroom 11.00 Ft x 5.00 Ft

5pc Bathroom 13.00 Ft x 12.00 Ft

Bedroom 14.50 Ft x 11.17 Ft

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2pc Bathroom 5.25 Ft x 5.08 Ft  
Breakfast 8.00 Ft x 3.83 Ft  
Dining room 18.67 Ft x 11.17 Ft  
Foyer 10.83 Ft x 4.33 Ft

Primary Bedroom 24.00 Ft x 14.67 Ft  
Other 11.50 Ft x 7.50 Ft  
Other 13.42 Ft x 13.08 Ft