

# \$999,900 - B, 1310 Gladstone Road Nw, Calgary

MLS® #A2248668

**\$999,900**

3 Bedroom, 3.00 Bathroom, 2,498 sqft  
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to the Gladstone 6, a timeless contemporary townhouse nestled on a serene, mature tree-lined street in the heart of Hillhurst. Boasting 2,500 square feet of meticulously designed living space, this elegant residence offers a perfect blend of style, comfort, and convenience. This isn't your typical infill, the unit is 26' wide, 5' wider than most infills and it dramatically changes the flow of the entire space. Upon entering, you're greeted by a welcoming ambiance accentuated by a three-sided gas fireplace that sets the tone for the rest of the home. The main level features polished concrete floors with in-floor heating, creating a warm and inviting atmosphere throughout. A cleverly hidden front closet and powder room add to the functionality of the space. Designed for both everyday living and entertaining, the open layout seamlessly connects the living, dining, and kitchen areas. The kitchen is a culinary enthusiast's dream, equipped with high-end appliances, including a gas cooktop and built-in oven, ample counter space, and a large pantry for added storage. Step outside to the beautifully landscaped award-winning yard, expertly crafted by Landform, where you'll find a composite BBQ area with glass railings. A few steps down lead to a charming patio with pavers and a pergola, creating an ideal outdoor retreat. Plus, residents can enjoy the community garden area, adding to the allure of outdoor living. Ascending to the second level, you'll discover the primary suite oasis,



complete with a balcony, a luxurious 5-piece ensuite bathroom with dual vanities, and a separate tub and oversized shower. Also, conveniently located on this level is the laundry room, offering added convenience. The third level features two cozy bedrooms with community views, a spacious family room, a 4-piece bathroom, and an additional storage room, providing plenty of space for relaxation and privacy. Additional features include: central air conditioning, central vacuum and attachments. A heated parkade (including the ramp into the parkade) with direct access to the home that also has 2 additional visitor parking and some storage in front of the stall. Situated just a short walk away from all the shopping, cafes, and amenities that Kensington has to offer, this home offers the epitome of urban living. Enjoy easy access to downtown, schools, the Bow River pathway, Riley Park, and more. Don't miss your chance to own this stunning, low-maintenance home in the desirable community of Hillhurst. Schedule your private showing today and experience the charm and sophistication this home has to offer.

Built in 2008

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248668      |
| Price          | \$999,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,498         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | 3 Storey |
| Status | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | B, 1310 Gladstone Road Nw |
| Subdivision | Hillhurst                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2N 3G3                   |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | None                       |
| Parking Spaces | 1                          |
| Parking        | Heated Garage, Underground |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings                    |
| Heating           | In Floor, Forced Air                                                                                                 |
| Cooling           | Central Air                                                                                                          |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                                     |
| Basement          | None                                                                                                                 |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden, Private Entrance |
| Lot Description   | Back Lane                |
| Roof              | Tar/Gravel               |
| Construction      | Stucco, Wood Frame       |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 20                |
| Zoning         | M-CG d72          |

**Listing Details**

Listing Office                      Real Estate Professionals Inc.

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