



**A, 1310 Gladstone Road NW
Calgary, Alberta**

MLS # A2303626



\$1,050,000

Division:	Hillhurst		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,106 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Garden, Landscaped, Low Maintenance Landscape, Private, Street		

Heating:	Boiler, Fan Coil, In Floor, Fireplace(s), Natural Gas, Radiant	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	\$ 821
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Steam Room, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: TV and mounting brackets in gym, living room TV mounting bracket (not TV), rough-in for steam shower in main bathroom, Russ Sound multi-zone controller in utility room, outdoor speakers and ceiling speakers throughout the house with sound/source control pads for 6 zones, Hide-A-Hose vacuum system; works with wireless head, hoses on each level (are stored in the walls), shelving in the utility room, garden planter at the rear of the property, storage closet, Fulgor Milano built-in coffee maker, California Closets.

Welcome to elevated inner-city living in the heart of Hillhurst—just steps from Kensington, one of Calgary’s most walkable communities. A rare offering in one of the city’s established inner-city enclaves, this home delivers design, space, and a lifestyle seldom found in Calgary—offering a blend of architectural quality and inner-city living. This location delivers more than proximity to downtown—it places you in one of Calgary’s most connected settings. Everything is within reach, from Kensington’s cafés, shops, and top restaurants to Bow River pathways and daily essentials. A highly walkable community offering convenience and energy rarely matched elsewhere in the city. This contemporary townhome offers nearly 2,900 sq. ft. of developed space across four thoughtfully designed levels, blending timeless design with modern function. Expansive windows and 9-foot ceilings enhance natural light and openness, while concrete floors span three levels with in-floor heating for year-round comfort. An engineered double sound-barrier system in the common walls adds acoustic privacy. The main floor is versatile and functional, featuring a bright bedroom with full ensuite and a gym, yoga, or flex space—roughed-in for future laundry. Just outside, a private sunken courtyard with gas hookup extends the living space outdoors for entertaining or relaxing. The second level is the heart of the home, with an open layout connecting living and dining areas, complete with gas fireplace, custom built-ins, and integrated lighting. The kitchen features quartz and stainless surfaces, premium European appliances including induction cooktop, built-in oven, espresso machine, wine cooler, and full-size fridge. A pass-through window opens to a 182 sq. ft. balcony with treetop and skyline views, plus built-in outdoor speakers. A convenient half bath

completes this level. The third level is dedicated to the primary suite—an exceptional retreat. The bedroom features hardwood flooring and opens to a fully renovated 6pce ensuite with heated tile floors, freestanding soaker tub, oversized multi-head glass shower with bench seating, dual vanities, and a double-sided fireplace. A spacious walk-in closet adds storage and function. A private balcony showcases skyline views. The lower level offers exceptional flexibility and is currently used as a home office, and includes a convenient half bathroom. With direct access to the heated underground parkade with two stalls, this level is fully wired for surround sound and suited for a media room, family room, guest lounge, or studio space—offering a versatile extension of the home. Additional features include a Hide-A-Hose central vacuum system with retractable hoses on each level and air conditioning for year-round comfort. Close to Bow River pathways, downtown, Prince’s Island Park, SAIT, University of Calgary, and Foothills Medical Centre. A rare opportunity to own a distinctive, design-forward home in one of Calgary’s most dynamic inner-city communities.