

\$1,249,900 - 1220 Gladstone Road Nw, Calgary

MLS® #A2144849

\$1,249,900

4 Bedroom, 4.00 Bathroom, 2,112 sqft

Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

* OPEN HOUSE SUNDAY JULY 7TH, 1-3 PM

* BEST VALUE UNDER \$1,250,000 |

LOCATION LOCATION LOCATION! | This beautifully crafted home with 4 bedrooms (3 up/ 1 down), 3.5 baths and over 3100 TOTAL Sq Feet is only a few steps from Calgary's most VIBRANT inner city community - KENSINGTON. With a WALKING SCORE OF 95 this home features a gourmet kitchen with QUARTZ countertops, UPGRADED appliances, A/C, 10 Ft CEILINGS, 13' FT ISLAND and wide plank oak HARDWOOD floors. This OPEN CONCEPT main floors boasts CEILING HEIGHT cabinetry with CROWN MOLDING, half washroom, large windows allowing for an array of NATURAL LIGHT, stand alone WINE FRIDGE, abundance of cabinet space, under mount lighting, COFFERED CEILING, gas FIREPLACE, stunning front entrance and MUD ROOM. Upstairs you'll find the primary bedroom with a generous walk-in closet and HEATED ensuite, laundry room, additional two bedrooms and HEATED jack and jill washroom. Downstairs is comprised of a LARGE family room, wet bar with wine fridge and microwave, additional bedroom, storage and full washroom. Lastly, the backyard/deck is LOW MAINTENANCE, PRIVATE and flows seamlessly into the kitchen, perfect for summer barbecues. Additional features include BUILT IN SPEAKERS (Sonos Amp Included) VACU-FLOW with new attachments, INSULATED double garage, PAVED ALLEY,



and rough-in for IN FLOOR HEATING in the basement. Don't miss out on this rare opportunity to live in the heart of Kensington, book your showing today!

Built in 2016

Essential Information

MLS® #	A2144849
Price	\$1,249,900
Sold Price	\$1,222,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,112
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1220 Gladstone Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3E9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See
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	Remarks, Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, No Neighbours Behind, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 26th, 2024
Days on Market	28
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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