

# \$949,900 - 1431 Gladstone Road Nw, Calgary

MLS® #A2170881

**\$949,900**

3 Bedroom, 4.00 Bathroom, 1,790 sqft

Residential on 0.03 Acres

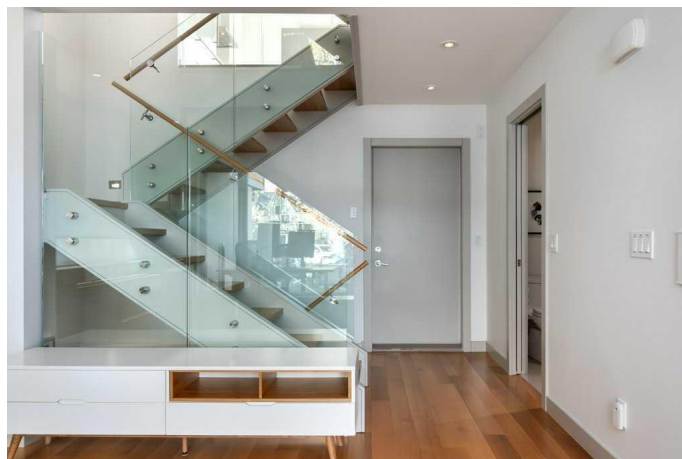
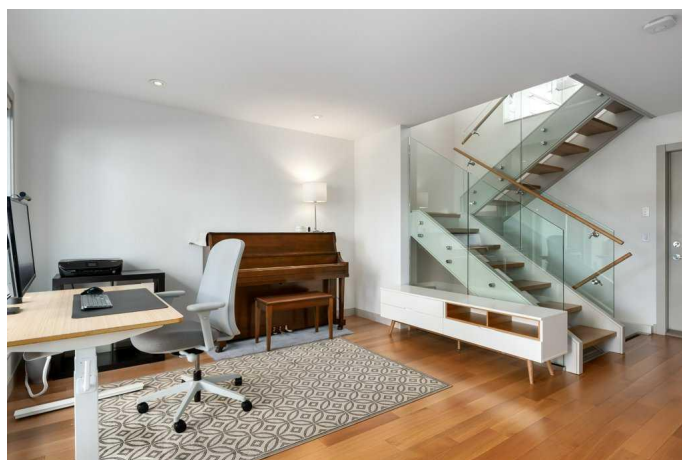
Hillhurst, Calgary, Alberta

Open House- Sunday, October 27

11:00-1:00. Welcome to this stunning custom-built executive townhome in the heart of Kensington, designed and crafted by the award-winning Alloy Homes. Winner of the 2017 CHBA Award For Housing Excellence. Boasting over 2100 Sq. Ft. of fully developed living space. This exceptional home perfectly combines modern luxury with thoughtful design, offering the best in urban living.

Step inside and be immediately greeted by high-end finishes throughout. The kitchen is a chef's dream, featuring caesar stone waterfall counter top, marble backsplash, top-of-the-line appliances, Wolf induction cooktop, integrated Liebherr refrigerator, AEG wall-oven, AEG book matched built-in dishwasher and micromat duo microwave, all seamlessly incorporated into the sleek custom cabinetry. The open-concept living space is bathed in natural light, with large windows showcasing the clean lines and modern elegance of this home. The fireplace is a true piece of art in your large living room, tastefully framed in Carrera Marble.

Every detail has been meticulously considered, from the Hunter Douglas blinds to the high-end lighting package that enhances the atmosphere in every room. The home boasts innovative features such as, the Hide-a-Hose central vacuum system and a commercial-grade heat trace system on the



roof for worry-free maintenance.

Ascend to the third level, you'll find three spacious bedrooms, each designed with timeless, sleek finishes and hardwood floors that exude elegance. The custom closets offer ample storage, while the 9-foot ceilings create an airy, open feel. The primary suite is a true sanctuary, featuring his and her sinks and floor-to-ceiling windows that frame the breathtaking views of the tree-lined street below. The additional bedrooms are perfect for children or guests, offering generous space and thoughtful design that blends modern luxury with everyday comfort.

As a testament to its excellence, this home was recognized by the Canadian Home Builders' Association for its outstanding design and construction. Living here means being part of an award-winning masterpiece that balances style, functionality, and innovation.

Located in one of Calgary's most sought-after neighbourhoods, Kensington, you'll enjoy walkable access to boutique shopping, the river pathway system, top schools, trendy cafes, and vibrant city life, all just steps from your door.

Built in 2015

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2170881  |
| Price          | \$949,900 |
| Sold Price     | \$933,000 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,790     |
| Acres          | 0.03      |

|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 3 Storey, Side by Side |
| Status     | Sold                   |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1431 Gladstone Road Nw |
| Subdivision | Hillhurst              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 3G5                |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 1  |
| Parking        | Garage Door Opener, Alley Access, Garage Faces Rear, Insulated, On Street, Oversized, Single Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Tankless Hot Water, Central Vacuum, Skylight(s), Sump Pump(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Decorative, Family Room, Marble  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line   |
| Lot Description   | Front Yard, Irregular Lot, Low Maintenance Landscape |
| Roof              | Flat Torch Membrane                                  |
| Construction      | Stucco, Wood Siding, Cement Fiber Board              |
| Foundation        | Poured Concrete                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 18th, 2024  |
| Date Sold      | November 12th, 2024 |
| Days on Market | 25                  |
| Zoning         | M-CG                |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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