

# \$1,049,900 - 1418 Gladstone Road Nw, Calgary

MLS® #A2197794

**\$1,049,900**

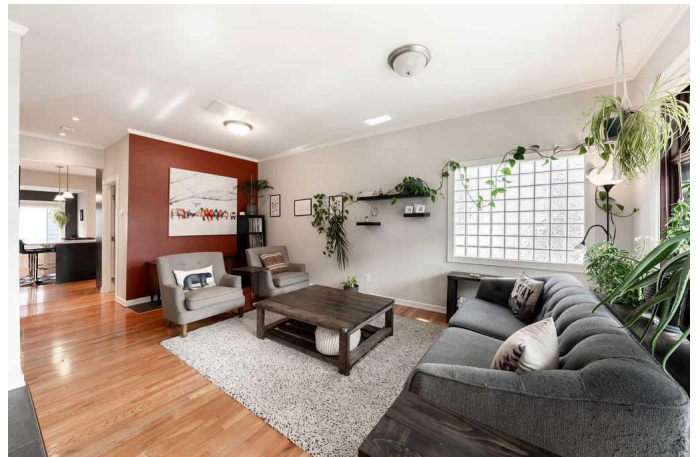
3 Bedroom, 4.00 Bathroom, 1,810 sqft

Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

Nestled in the cherished Hillhurst neighbourhood, this enchanting 3-bedroom detached home spans over 1,800 sq. ft. above grade, complemented by an additional 900 sq. ft. of living space in the walkout basement. This property boasts an exceptional 10/10 location. Upon entering, you will be greeted by the main floor's impressive grandeur, accentuated by 10-foot ceilings, abundant natural light and oak hardwood flooring. The expansive, updated kitchen serves as the heart of the home, featuring stainless steel appliances, a generous island, a walk-in pantry and elegant granite countertops. The adjacent dining room is ideal for hosting large family gatherings, with sliding doors leading to the meticulously landscaped backyard. A versatile bonus room off the dining area currently functions as a cozy TV retreat but could easily be transformed into a serene home office. As you ascend to the upper level, a spacious, bright bonus room welcomes you. Step onto the deck and unwind with an evening glass of wine while enjoying the spectacular city views. The primary suite is a tranquil retreat, boasting a spacious layout, ample closet space for both partners, a vaulted ceiling, abundant natural light, and a convenient 3-piece ensuite bath. Completing this level are two additional bedrooms, a well-appointed full bathroom and a 2nd furnace.

The fully developed walkout basement with an additional private entrance from the backyard features a generous recreation room with high



ceilings, providing the perfect setting for movie nights with a projector and screenâ€”ensuring endless entertainment for you and your loved ones. The basement includes a substantial laundry area with extensive shelving and storage, a half bath, a gym/bonus room, and another large storage room. For the automotive enthusiasts, the newer triple garage is sure to impress. Insulated, drywalled, and heated, it offers high ceilings and hanging storage racks for optimal organization. This remarkable home, situated in the heart of Hillhurst, provides a vibrant inner-city lifestyle with easy access to schools, parks, Bow River pathways, and the amenities of Kensington and Riley Park. Downtown is within walking distance, and plentiful transportation options enhance its appeal, making this location perfect for families and professionals alike. Schedule your showing today and discover the convenience of this prime location.

Built in 1911

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2197794    |
| Price          | \$1,049,900 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,810       |
| Acres          | 0.07        |
| Year Built     | 1911        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1418 Gladstone Road Nw |
| Subdivision | Hillhurst              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 3G5                |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Heated Garage, Triple Garage Detached |
| # of Garages   | 3                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings, Wall/Window Air Conditioner                        |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Wall Unit(s)  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Lighting, Private Entrance, Private Yard, Rain Gutters  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Level, Private, Street Lighting, Treed, Views, Irregular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 25               |
| Zoning         | M-CG             |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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