

# \$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 screen—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, Storage, Vaulted Ceiling(s), Recessed Lighting
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Wall/Window Air Conditioner, See Remarks
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, Irregular Lot, Level, Private, Street Lighting, Views, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	M-CG

### **Listing Details**

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

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.