

\$1,315,000 - 2030 Broadview Road Nw, Calgary

MLS® #A2197139

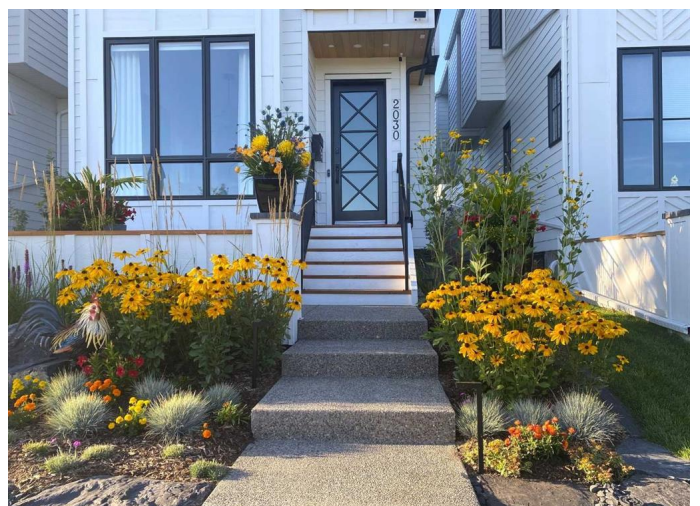
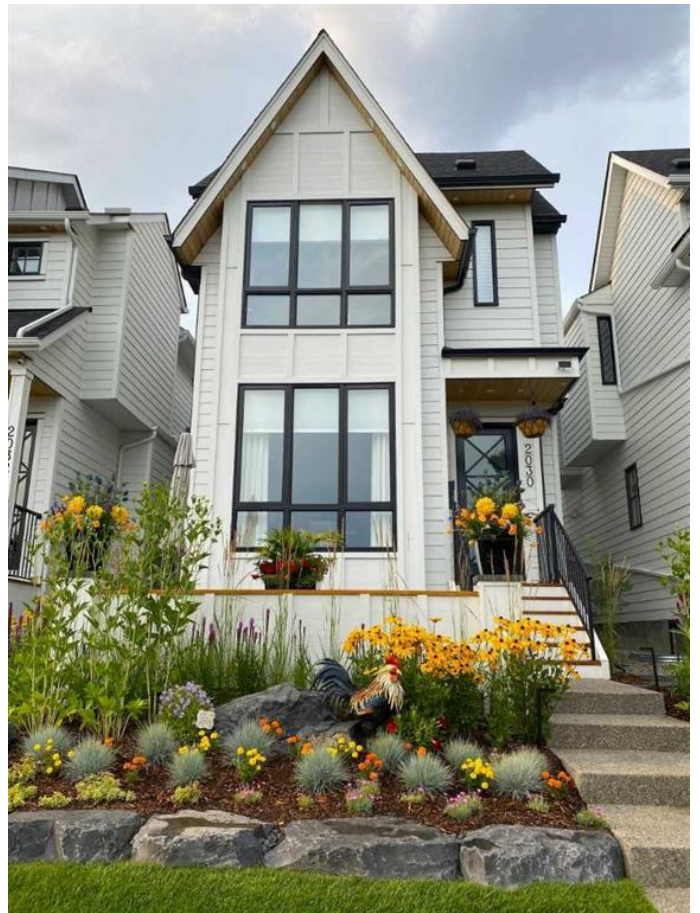
\$1,315,000

4 Bedroom, 4.00 Bathroom, 1,911 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Better than new and fully-loaded family home in prime West Hillhurst location. Broadview Road offers easy access to the endless amenities of the 19th Street and Kensington Villages and this block faces a park. Completed in 2023, this detached home was subsequently upgraded with tons of extras including professional landscaping, deluxe garage finishing package, Hunter-Douglas power window coverings, designer lighting package, upgraded door hardware, security cameras and a fiberoptic connection. These are upgrades that generally don't come with a new home and might take years to achieve. Outstanding curb appeal with landscaping, a sunny front terrace and a covered porch. Inside you'll appreciate the modern and open floor plan with 10' ceilings, huge windows and warm white-oak-hardwood running throughout. Generous dining room at the front overlooking the park. Fabulous kitchen with extensive ceiling-height cabinetry (glass inset uppers), top appliances (48" fridge and 36" stove), quartz counters and an incredible ~14' island with space for up to 6 stools. Large living space at the rear anchored by a brick fireplace with built-ins. Patio doors for yard access. A discreet 2-piece powder room and a super-handly mud room (excellent storage right to the ceiling) complete the main level. Paneled wall as you ascend the staircase to the upper level where hardwood floors also run throughout. Spectacular primary suite with



trayed and dormered ceiling in the bedroom and large windows overlooking the park. Bright 5-piece ensuite with 3 windows, spacious double vanity, private water closet, freestanding tub and zero-threshold glass shower. Walk-in closet also has natural light and amazing storage including built-in dressers. The balance of the upper level holds 2 spacious children's bedrooms, a 4-piece bath with natural light and a bright laundry room with sink and storage. The fully developed lower level expands the living space with a family room, media centre and 2 large windows. A wet bar, bedroom with walk-in closet, 4-piece bath plus a large storage room complete the lower level. Professional landscape includes extensive perennials at the front, rear pergola with powered louvers (heat and light), irrigation system and an expanded patio with gas jet for a flame table. The heated garage has a coated floor, storage wall system, storage cabinetry, lofted storage platforms and a hinged workbench. Don't miss this special home!

Built in 2023

Essential Information

MLS® #	A2197139
Price	\$1,315,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,911
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 2030 Broadview Road Nw
Subdivision West Hillhurst
City Calgary
County Calgary
Province Alberta
Postal Code T2S 3H8

Amenities

Parking Spaces 2
Parking Double Garage Attached, He
of Garages 2

Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Tray Ceiling(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Landscaped

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

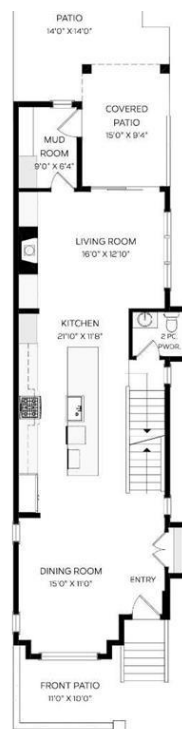
Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025

Days on Market 37

Zoning R-C2



Listing Details

Listing Office Century 21 Bamber Realty LTD.

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