

\$834,900 - 2008 Broadview Road Nw, Calgary

MLS® #A2089918

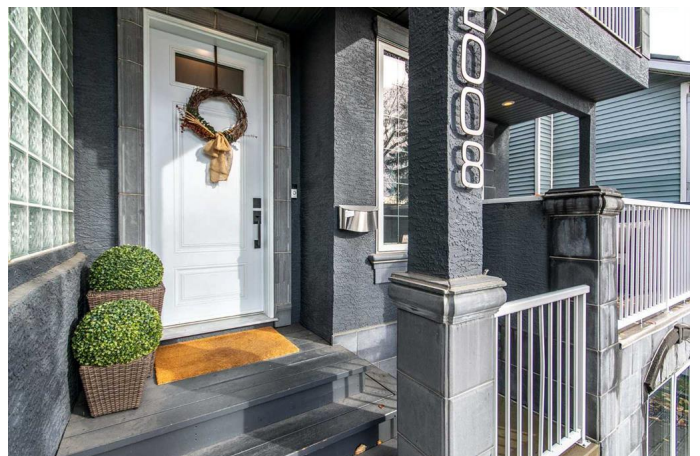
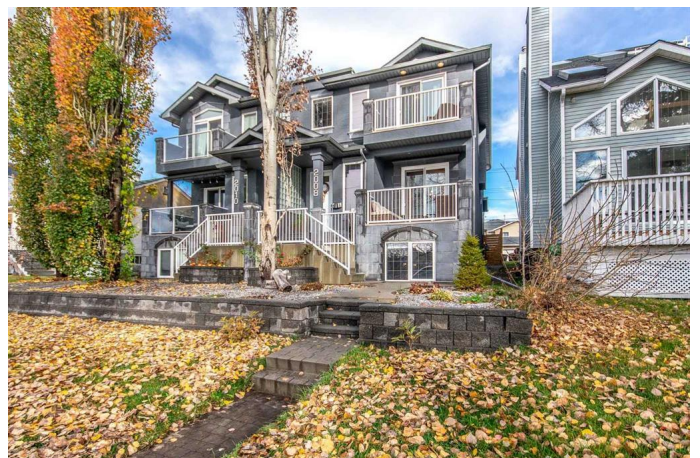
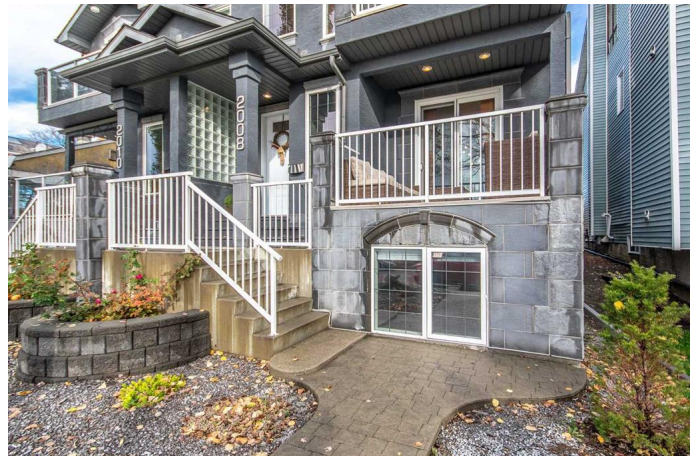
\$834,900

4 Bedroom, 4.00 Bathroom, 1,688 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Don't miss this stunning 2 storey home located in the desirable community of West Hillhurst and facing Broadview Park, where you can enjoy the green space year round. Just steps from the Bow River Pathway, where you can walk, bike, or rollerblade along the scenic and recreational trail. Only minutes to downtown, Kensington Village, and the Sunnyside LRT station, making it convenient to access all the amenities and attractions of the city. This home has been tastefully updated with high-quality finishes and features over 2,400 square feet of living space. The main floor offers a beautiful tile entrance, 9ft ceiling height, hardwood flooring and a front dining area with a South balcony facing Broadview Park. The bright and open living room has a gas fireplace, large windows and access to the back deck w/ gas line & low maintenance yard, ideal for hosting guests. The updated kitchen is a chef's dream with custom 2 tone cabinetry, granite countertops, black stainless steel appliances, tile backsplash, pantry and a center island w/ breakfast bar. A 2 piece powder room completes this level. The upper level features a wonderful master suite with a South balcony that has park & downtown views, vaulted ceiling, a reading nook and plenty of windows. Also, a spa-like ensuite bathroom with a standalone tub, a tile shower w/ tempered glass and a spacious walk-in closet. There are two more bedrooms and a full bathroom on this level, as well as a laundry room. The lower level is fully finished with 9ft



ceiling, in-floor heat rough-in, large recreation room wired for a theater, wet bar, under stairs storage, luxurious 3 piece bath and a fourth bedroom with a big window and his & hers closets. Additional property features include a double detached insulated garage, water filtration system, central vacuum & more. This home has many recent updates, including kitchen appliances, cabinetry & backsplash. Also, all bathrooms have been updated, along with light fixtures & window coverings throughout. All exterior doors & sliding doors were replaced. Don't miss this chance to own a beautiful updated home in West Hillhurst with an excellent inner city location that you won't want to miss.

Built in 1999

Essential Information

MLS® #	A2089918
Price	\$834,900
Sold Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,688
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2008 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2N 3H8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 20th, 2023
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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