

\$874,900 - 2130 Broadview Road Nw, Calgary

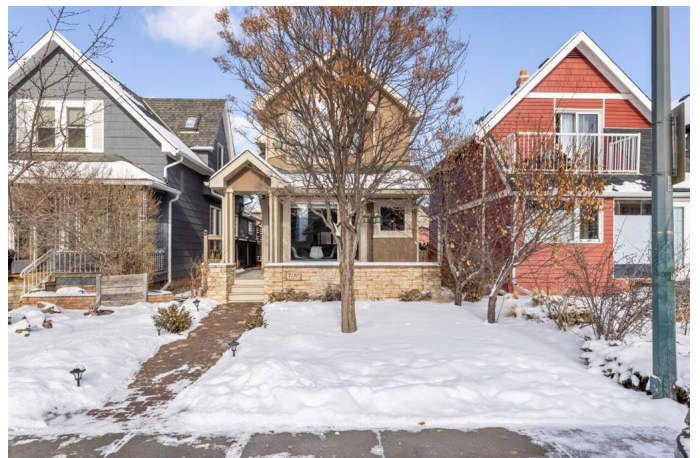
MLS® #A2107383

\$874,900

3 Bedroom, 4.00 Bathroom, 1,607 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE CANCELLED. Experience the epitome of inner-city lifestyle in this exceptional two-storey residence nestled on one of the most prestigious streets in West Hillhurst, just moments away from Kensington. This meticulously maintained home seamlessly combines contemporary finishes with timeless warmth. The distinctive exterior features a semi-wraparound deck, providing a charming entrance to the spacious and well-designed interior. As you step inside, be greeted by beautiful wide hickory plank hardwood floors that enhance the open and airy layout of the home. Abundant natural light bathes the living spaces, creating a bright and inviting atmosphere. The expansive living room and dining area are perfect for hosting gatherings, boasting a gas fireplace, large windows, and glass sliding doors leading to the rear deck. The updated gourmet kitchen is a chef's dream, featuring granite counters, a spacious centre island, stainless steel appliances, and ample stained cabinetry. Start your day in the inviting front kitchen nook, ideal for enjoying your morning coffee. Upstairs, discover two generously sized bedrooms, one with massive south-exposed windows and ample closet space. The master bedroom impresses with vaulted ceilings, a full wall of closet space, and a cozy 4-piece ensuite complete with a soaker tub and glass shower. The lower level offers a cozy family room with a gas fireplace, a generous third bedroom, a full bathroom, a well-equipped



laundry room, and ample storage space for all your belongings. The rear yard and extended new deck provide comfort and privacy for enjoying warm summer days. Additional highlights of this residence include a newer furnace and hot water tank (2020), new Central A/C (2023) and newer windows(2021). Living here also means enjoying the convenience of being steps away from the park, river pathways, eateries, boutique shopping, and downtown. Embrace the perfect blend of modern living and urban convenience in this impeccable inner-city home.

Built in 1989

Essential Information

MLS® #	A2107383
Price	\$874,900
Sold Price	\$880,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,607
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2130 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	March 8th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is 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.