

\$1,599,990 - 1909 Broadview Road Nw, Calgary

MLS® #A2108489

\$1,599,990

4 Bedroom, 5.00 Bathroom, 2,649 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

NYC-inspired 3-story brownstone with an elevator in the sought-after West Hillhurst neighbourhood built by Jerry Homes with over 3,486 SQFT! As you enter, be greeted by a grand foyer with soaring 10-foot ceilings that set the tone for the exquisite interiors. The main level features a dining area adorned with custom wall panelling, complemented by abundant natural light flowing through expansive windows. The kitchen is a culinary masterpiece, boasting a quartz countertop, an oversized island with a striking waterfall design and top-of-the-line Fisher & Paykel appliances seamlessly integrated with custom panelling. A premium WOLF gas stove and heated tiled flooring behind the island add convenience, while gold and black handles and faucets, along with under-cabinet lighting, enhance the kitchen's luxurious ambiance. The great room is a haven for relaxation, showcasing a custom gas fireplace. The mudroom adds an elegant touch with Italian-made checkered tiled flooring and an arched doorway. Up the hardwood stairs, discover a tranquil second level. The generous primary bedroom features 9-foot ceilings, two walk-in closets and a remarkable 5-piece ensuite with in-floor heating, a freestanding soaker tub, a dual vanity, a custom shower with black grills, a steam shower, and exquisite Italian checkered tiles. Two additional spacious bedrooms, one bedroom has access to the well-appointed 3-piece bathroom, and a convenient stacked laundry room complete this level. On the third



level, an expansive entertaining area awaits, along with a wet bar and a stylish 3-piece bathroom with a standing shower. Step out onto the walk-out patio and admire breathtaking views of Downtown and the majestic Bow River. The fully finished basement offers warmth with in-floor heating and provides ample space, including a rec room, a walk-in wine cellar, a wet bar, a fourth bedroom with a WIC, and a luxurious 3-piece bathroom. An elevator conveniently connects all levels, while the central air conditioning keeps you comfortable. Enjoy the convenience of a central vacuum, ceiling speakers throughout, smart security systems and cameras. Additionally, this home is loaded with all the upgrades you could desire: Water Softeners, Upgraded motorized blinds, A/C, Speaker and Central Vacuum, In-floor heat in the basement, ensuite, and behind the kitchen island, Lutron dimmable light switches and nest Google smart thermostat, Upgraded Xeriscaping yard, Finished and heated garage, equipped with Electric Car Amp Volt Outlet, and so much more! Custom millwork hardwood floors grace all 3 levels, and the heated basement floor ensures comfort even on the coldest days. Perfectly situated steps away from parks, trendy restaurants, and bars, this residence offers a tranquil oasis within the lively Kensington district. Close to the Bow River, Downtown, the University of Calgary, SAIT, and the Foothills Hospital. New Home Warranty Applies. Call Today!

Built in 2023

Essential Information

MLS® #	A2108489
Price	\$1,599,990
Sold Price	\$1,560,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,649
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	1909 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 17th, 2024
Date Sold	April 4th, 2024
Days on Market	47
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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