

\$800,000 - 1940 Broadview Road Nw, Calgary

MLS® #A2113681

\$800,000

4 Bedroom, 3.00 Bathroom, 1,666 sqft

Residential on 0.07 Acres

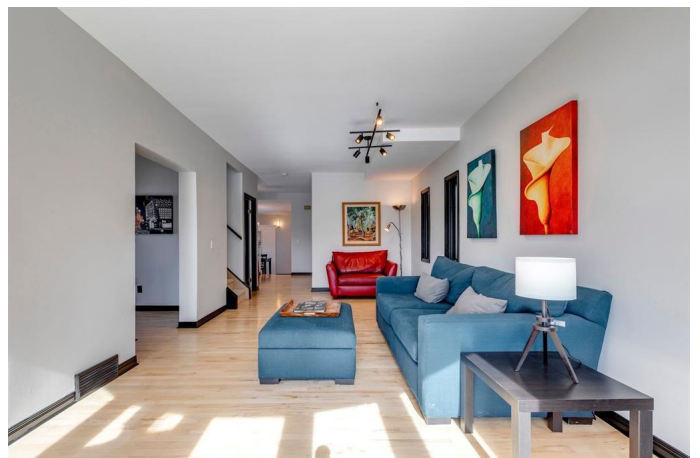
West Hillhurst, Calgary, Alberta

Welcome to 1940 Broadview Road - this is your chance to get into the highly sought after neighbourhood of West Hillhurst. This charming one and a half storey home offers a delightful blend of modern amenities and classic charm. Situated on one of the most sought-after streets in Calgary, this property boasts a renovated kitchen that will impress any chef. Featuring a gas stove, sleek high gloss white cabinets, and stunning quartz countertops, the kitchen is both stylish and modern.

The kitchen flows seamlessly into a cozy sitting room with a gas fireplace, creating a warm and inviting space perfect for entertaining guests. The main level also includes a dining area, living room, den, and a convenient powder room with main floor laundry.

The stairwell upstairs features a skylight that lets in natural light where you'll walk up to find a primary bedroom flooded with natural light including another skylight, an updated 4-piece bathroom, and a spacious second bedroom that walks out to the rooftop patio. The lower level adds even more versatility with an additional bedroom, large storage room, a 3-piece bathroom, and an open area currently used as a home workout space.

Pride of ownership, the home has been freshly painted (2024) and had numerous updates throughout the time of ownership including: NEW Designer (Lifestyle) Series Triple Pane Pella Windows with built in Blinds throughout



the main and top floors (2018/2022), Newer furnace with annual duct cleaning and maintenance (since 2013), Front Deck (2018), Smart Home Automation - Lutron light switches(2023)/Nest Thermostat (2017), Newer siding (2015), Newer Kitchen Appliances (2018), and more - all to ensure peace of mind for new owners for many years to come.

Conveniently located close to downtown, Kensington, walking paths, schools, and restaurants, this home offers the perfect blend of comfort, convenience, and style. Don't miss your chance to make this your dream home in one of Calgary's top communities!

Built in 1912

Essential Information

MLS® #	A2113681
Price	\$800,000
Sold Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,666
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1940 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2N 3H7

Amenities

Parking Spaces 2

Parking Alley Access, Off Street, Outside, Parking Pad, Rear Drive

Interior

Interior Features Built-in Features, Closet Organizers, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard

Lot Description Corner Lot, Front Yard, Lawn, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 11th, 2024

Date Sold March 22nd, 2024

Days on Market 9

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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