

\$1,199,900 - 1809 Broadview Road Nw, Calgary

MLS® #A2125029

\$1,199,900

4 Bedroom, 5.00 Bathroom, 2,399 sqft

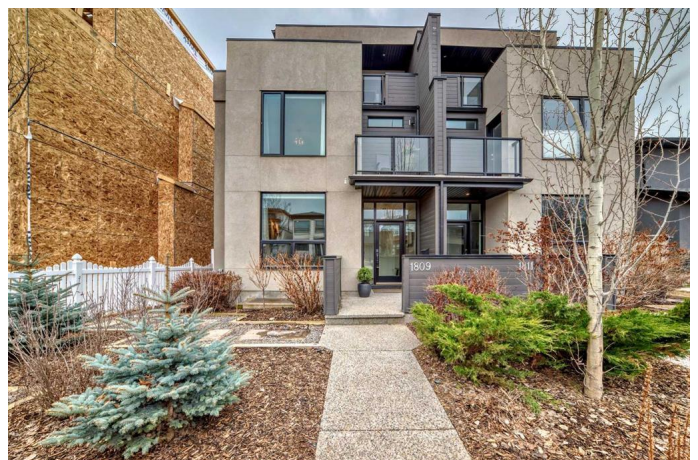
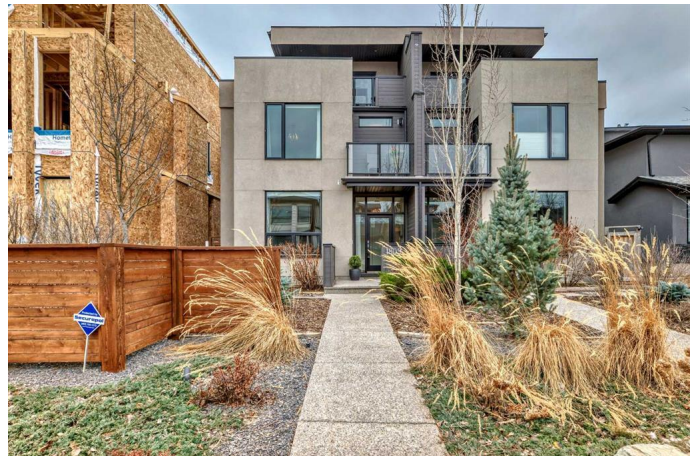
Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

Welcome to a beautifully located 3-storey infill in the heart of Hillhurst. This large home with over 3,300 sq ft of livable space is situated on one of the best streets in the Community. The main level has a large entry way, where you enter in a spacious living room with a gas fireplace. The large kitchen has newly lacquered cream cabinets, a huge quartz counter top island, and high end appliances. Truly a chef's dream! The 2nd floor has 3 full size bedrooms along with a large laundry room. The primary bedroom is large with a walk in closet (6ft x 10ft), 5 piece ensuite, and a terrace looking to the street. The 3rd level has an office with views of the downtown, a large family room, a 4 piece bathroom, and a terrace with views of the Community. A lovely area to relax for the evening. The basement is fully developed with a 4th bedroom with its own walk in closet, a 4 piece bathroom, and a huge media room that's great to watch a movie or your favorite sport. Heated floors (boiler replaced in 2024) throughout the entire lower level. The south back yard has a spacious deck (new surface 2018) with large seating area + BBQ. Home was professionally landscaped in front and back in 2018. Oversized heated garage (20.5ft x 20.5ft) with lots of shelving. Home won't last long!

Built in 2013

Essential Information



MLS® #	A2125029
Price	\$1,199,900
Sold Price	\$1,199,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,399
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	1809 Broadview Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H6

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Crown Molding, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Lighting
Lot Description	Back Lane, Front Yard, No Neighbours Behind, Landscaped, Rectangular Lot, Treed, Views
Roof	Flat
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 3rd, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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