

\$1,499,000 - 1907 Broadview Road Nw, Calgary

MLS® #A2163145

\$1,499,000

4 Bedroom, 5.00 Bathroom, 2,630 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Wonderful Downtown and Bow River Valley Views!! Welcome to this stunning 3-story detached home located in the sought-after neighborhood of West Hillhurst. Entertain friends & family on the open main level that boasts a dining area with custom wainscoting & large windows & a beautifully designed kitchen with an oversized island with a waterfall quartz counter, high-end appliances including a Fisher & Paykel fridge & dishwasher, a Wolf gas stove, heated tile floor, & under-cabinet lighting. The living room features a custom multi-tier gas fireplace, coffered ceilings, & custom wainscoting. On the second level, you will find the primary bedroom with two walk-in closets & a dream ensuite that includes in-floor heating, a freestanding soaker tub, dual vanities, & a custom steam shower. This floor also includes two additional bedrooms, a 4-piece bathroom, & a laundry room. The third-floor loft area is perfect for entertaining with a wet bar, a 3-piece bathroom, & a balcony offering views of downtown & the Bow River. The fully finished basement is equipped with in-floor heating, large recreation room, walk-in wine cellar, wet bar, fourth bedroom, 3-piece bathroom & tons of storage. The home is equipped with an elevator that reaches all floors, & central air conditioning for year-round comfort. Features include: 10" ceilings on the main & upper floors & 9" in the basement, mud room with bench & hooks, central A/C, no smoking or pets in the house &



so much more! Recent upgrades: Over \$30,000 in custom window coverings, R/O in kitchen, 3 security camera & doorbell camera & garage insulation, drywall & paint. The maintenance-free south-facing backyard provides the perfect outdoor retreat. Situated in a very quiet location, this home is close to river pathways, parks, restaurants, coffee shops, & all other amenities. This exquisite home perfectly blends elegance & modern convenience. Youâ€™ll love calling it home!!

Built in 2023

Essential Information

MLS® #	A2163145
Price	\$1,499,000
Sold Price	\$1,460,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,630
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	1907 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H6

Amenities

Parking Spaces	2
----------------	---

Parking	Double Garage Detached
---------	------------------------

Interior

Interior Features	Double Vanity, Kitchen Island, Quartz Counters, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Garage Control(s), Gas Stove, Range Hood, Window Coverings, Water Softener
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	November 5th, 2024
Days on Market	60
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.