

\$995,000 - 2239 Broadview Road Nw, Calgary

MLS® #A2168387

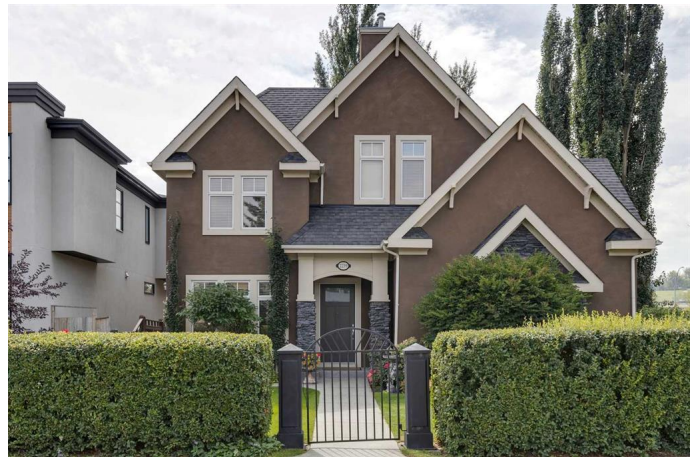
\$995,000

3 Bedroom, 3.00 Bathroom, 2,056 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to this stunning semi-detached home backing onto a greenspace & Bow River Pathway with over 3000 square feet of developed living space. Owned by a designer, this home is impressive with gleaming MAPLE hardwood floors on the main floor as well as a GOURMET kitchen featuring premium glazed MAPLE cabinets, GRANITE countertops, TILE backsplash, GAS cooktop & fireplace. The fireplace is a double sided, wood burning with gas log lighter & is a gorgeous feature in the living room. The living room has french doors which open up to an oasis. The low maintenance, south backyard boasts an aggregate patio, lush plants, flowers & water fountain. The main floor also features a spacious office & charming 2 piece bathroom w. granite countertops and MAPLE cabinets. Upstairs you will find 3 large bedrooms, 2 baths & laundry area. The master suite features a huge walk-in closet & 5 piece ensuite with stone countertops, MAPLE cabinets, double vanity, soaker tub & fully tiled, glass enclosed STEAM SHOWER. The 4 piece main bathroom is lovely & includes TILE floor & MAPLE cabinets. The basement is developed and has plenty of room for entertaining or play area. BONUSES include: BRAND NEW carpet upstairs & basement, Central A/C, BOSE sound system on all 3 levels & outside, infloor heat in basement & master bath, TRIPLE glazed windows, upgraded light fixtures throughout, Vacuflo system & attachments, heating is newer boiler



system (inspected Sept 2024) for water so never run out of hot water, water softener system, solid wood 8 ft doors throughout home, basement freezer & beverage fridge & 1 house away from tot lot & park. Backing onto a greenspace, the BOW RIVER pathway is directly out your back door and is less than 10 min bike to Peace Bridge, 13 minute ride to Angel's Cafe on Bow River & short bike to Edworthy Park or downtown. Walking distance to Kensington Village & 19th Street shops & services. A luxurious home ideal for anyone wanting to live in the heart of the city.

Built in 2001

Essential Information

MLS® #	A2168387
Price	\$995,000
Sold Price	\$990,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,056
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2239 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3J3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Crown Molding, Double Vanity, Granite Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Warming Drawer, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Garden, No Neighbours Behind, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 11th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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