

# \$1,350,000 - 2334 Broadview Road Nw, Calgary

MLS® #A2173104

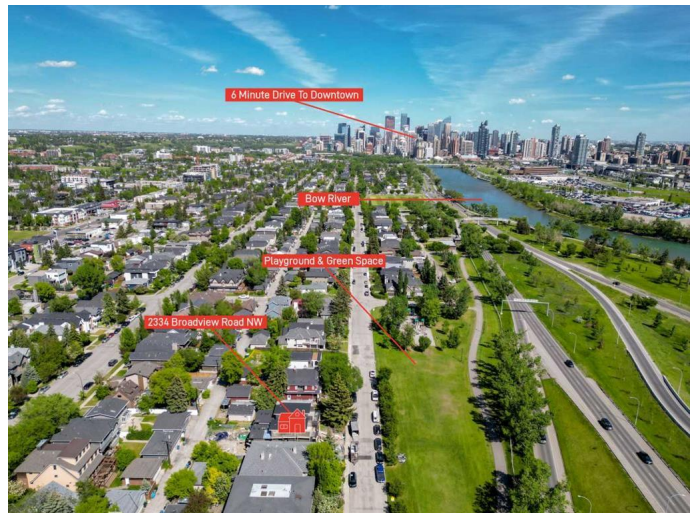
**\$1,350,000**

5 Bedroom, 5.00 Bathroom, 2,515 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

FACING GREEN SPACE & PLAYGROUND / NEW HOME MOVE IN READY / 3 STOREY LOFT WITH BALCONY / 2,500 SQFT ABOVE GRADE / 5 BEDROOMS / 4.5 BATHROOMS / DOUBLE DETACHED GARAGE / FULLY FINISHED BASEMENT / OPEN-RISER CUSTOM STAIRCASE / TANKLESS WATER SYSTEM / WIRED FOR SECURITY & SOUND / Welcome to 2334 Broadview Road NW, an exquisite residence nestled in the heart of Calgary's most distinguished streets in the community of West Hillhurst. This brand-new, rare and uniquely designed 3-storey home draws inspiration from timeless modern architecture, boasting unparalleled luxury finishes. Crafted by the renowned inner-city builder and BILD award winner Green Cedar Homes Inc., this residence spans over 3,300 square feet of thoughtfully designed living space. As you step inside, you are greeted by a meticulously planned open floor layout that seamlessly integrates modern elegance with functional living. Upon entry, the main level features a welcoming dining room leading to a fully equipped gourmet kitchen adorned with a Fisher and Paykel appliance package, a 10-foot-long island with breakfast bar seating, under-cabinet LED lighting, and a family living room. A sliding rear patio door beckons you to an outdoor backyard concrete pad, setting the stage for all your family entertainment needs. Luxury is defined on all four floors, with upgraded MDF shiplap detailing, wall scone LED lighting, and built-in



speakers throughout with premium built-in finishes. The second level hosts a master bedroom retreat with a 6-piece ensuite bathroom, stand-alone tub, his and hers sinks, a custom shower, a walk-in closet and its own balcony. Two additional bedrooms with their 4-piece shared bathroom and a laundry room with added convenience complete the second floor. The third floor is a loft-inspired haven, featuring a bonus room with double sliding door access to a balcony showcasing views, including another wet bar and bedroom with a 4-piece bathroom. The basement is a cozy retreat covered in upgraded vinly, a Rough-in basement in-floor heating system, a Tankless water system, recreation room, wet bar, 4-piece bathroom, and a bedroom. 2334 Broadview Road NW is more than a home; it's a masterpiece of design and craftsmanship, offering a rare blend of sophistication and comfort in one of Calgary's most sought-after neighbourhoods. Welcome to a lifestyle of luxury and distinction. This home conveniently provides easy access to Foothills & Children's Hospitals and the Bow River Pathway system, just minutes from downtown, UofC, and Kensington. Immerse yourself in nature with nearby Edworthy Park and Riley Park, making this an ideal family home.

Built in 2024

**Essential Information**

MLS® #	A2173104
Price	\$1,350,000
Sold Price	\$1,311,450
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,515
Acres	0.07

Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

### Community Information

Address	2334 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3J4

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

### Interior

Interior Features	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Tankless Hot Water, Wired for Data, Wired for Sound
Appliances	Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile, Decorative
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Private
Roof	Asphalt Shingle, Flat Torch Membrane
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 15th, 2024
Date Sold	October 30th, 2024
Days on Market	15
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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