

\$1,399,000 - 1914 Broadview Road Nw, Calgary

MLS® #A2239424

\$1,399,000

5 Bedroom, 4.00 Bathroom, 2,419 sqft

Single Family on 0.11 Acres

West Hillhurst, Calgary, Alberta

Nestled in the vibrant community of West Hillhurst, this beautifully maintained home sits on a generous 37.5 ft lot and features a rare triple-car garage, a charming front porch, and a fully developed basement offering space, style, and functionality for the whole family. Step inside to a spacious foyer that opens into a bright front den, perfect for a home office or cozy library. The formal dining room is ideal for entertaining, while the modern kitchen boasts full-height cabinetry, granite countertops, stainless steel appliances, a walk-in pantry, and a sunny breakfast nook. The inviting living room features custom built-ins and a gas fireplace, creating a warm and welcoming space. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a large walk-in closet and a 4-piece ensuite, a standalone tub, and a tiled walk-in shower. A convenient upstairs laundry room adds everyday ease. The finished basement offers incredible versatility, with two additional bedrooms (one currently used as a music room), a spacious family room perfect for movie nights, a 4-piece bathroom, and storage. Enjoy summer days in your private backyard, featuring a deck and green space, ideal for outdoor dining and relaxing. Additional highlights include newer air conditioning, updated windows, and a location just minutes from the Bow River pathways, downtown Calgary, schools, dog parks, and the vibrant amenities of Kensington. This home is the perfect blend of comfort, convenience,



and community livingâ€”don't miss your chance to make it yours. (id:6289)

Built in 1998

Essential Information

Listing #	A2239424
Price	\$1,399,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,419
Acres	0.11
Year Built	1998
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1914 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N3h7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	3
Parking	Detached Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Stone, Stucco, Wood siding
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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