

\$1,699,900 - 1807 Broadview Road Nw, Calgary

MLS® #A2243310

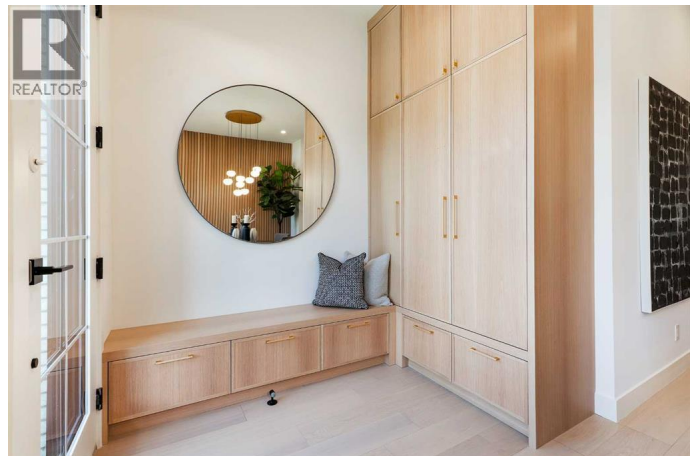
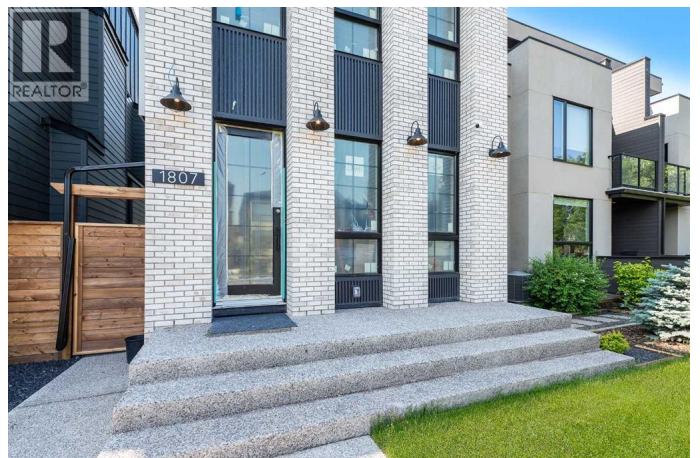
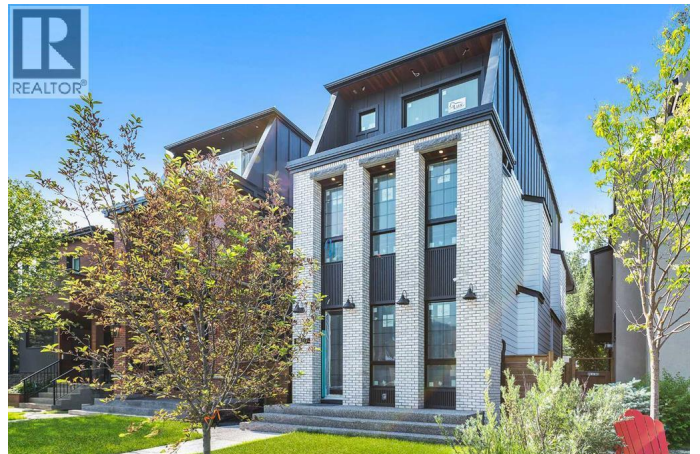
\$1,699,900

4 Bedroom, 5.00 Bathroom, 2,548 sqft

Single Family on 0.07 Acres

Hillhurst, Calgary, Alberta

Located on sought-after Broadview Road in the inner-city community of Hillhurst, this brand new 3+1 bedroom home with CITY & RIVER VIEWS, built by D & M Custom Homes, offers nearly 3400 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area & kitchen that's beautifully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching feature fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 2 spacious bedrooms plus a laundry room with sink & storage is conveniently situated in the hallway. On the third level, the primary retreat is a true private oasis boasting a large bedroom with access to the north balcony with city vistas, two custom walk-in closets & opulent 5 piece ensuite featuring heated floors, gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. A second south facing balcony with city & Bow River views is accessed just down the hall. Basement development includes roughed-in in-floor heat, a spacious family/media room with wetbar, fourth bedroom & 3 piece bath. Other notable features include roughed-in air conditioning & built-in speakers throughout. Outside, enjoy



the sunny south back yard with patio & access to the double detached garage. This stunning home is located just blocks to scenic Bow River pathways & close to trendy Kensington, Riley Park, SAIT, U of C, schools, shopping & is walking distance to the downtown core.
(id:6289)

Built in 2025

Essential Information

Listing #	A2243310
Price	\$1,699,900
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	2,548
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1807 Broadview Road Nw
Subdivision	Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N3H6

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Wet bar, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Oven - Built-In
------------	---

Heating	Forced air, In Floor Heating
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Composite Siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 3:31pm CST