

\$1,349,000 - 2034 Broadview Road Nw, Calgary

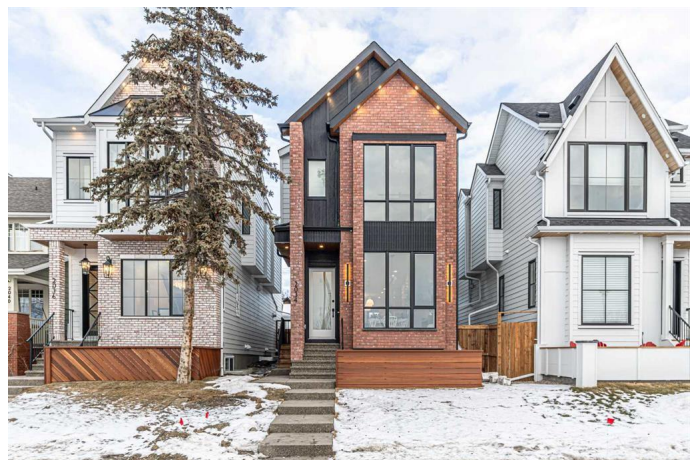
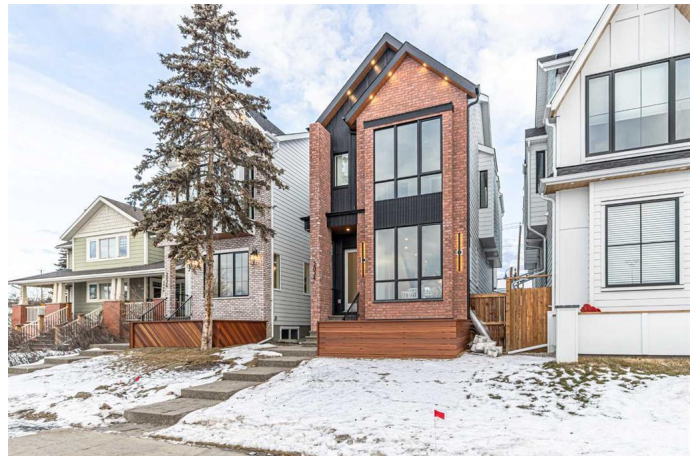
MLS® #A2185407

\$1,349,000

5 Bedroom, 4.00 Bathroom, 2,015 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

***Open House on Sunday Feb. 23rd
11:30am-1:30 pm***Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located across from green space and only a block away from the Bow river walking/biking path network in a very desirable community of West Hillhurst. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout where Gleaming natural oak Herringbone hardwood will steal your breath away. Central Gourmet chef-inspired kitchen with High end Jenn-Air appliances and Porcelain(not quartz or granite) countertops with plenty of cabinetry and storage. Cozy living room with natural gas fireplace and built-in is perfect for everyday family living and holiday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Inconspicuous fully finished 2 bedroom legal basement suite provides extra space for growing family among many other options. Exterior is fully finished with hardie board and stone. Sunny south facing, partially enclosed patio is perfect for evening hangouts. Double detached rear car garage. Fully



landscaped. Call or email for more information.

Built in 2024

Essential Information

MLS® #	A2185407
Price	\$1,349,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,015
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2034 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2n3h8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Insulated, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Refrigerator,

	Washer
Heating	Central, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Brick Facing, Gas Starter, Metal, See Remarks, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle, Metal
Construction	Brick, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2025
Days on Market	62
Zoning	R1

Listing Details

Listing Office	URBAN-REALTY.ca
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