$1,899,900 - 1805 Broadview Road Nw, Calgary

MLS® #A2213953
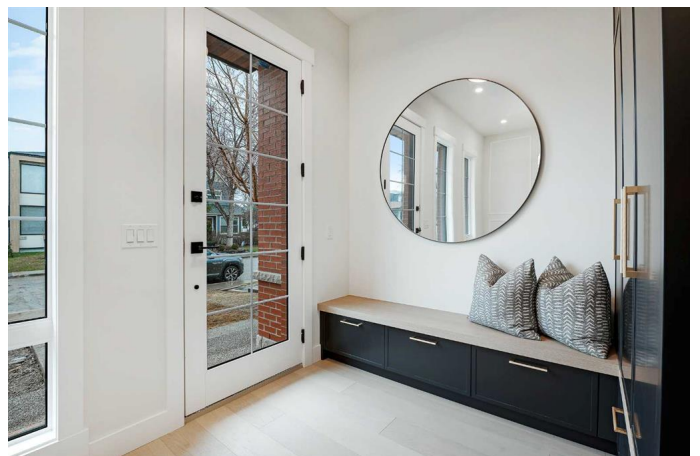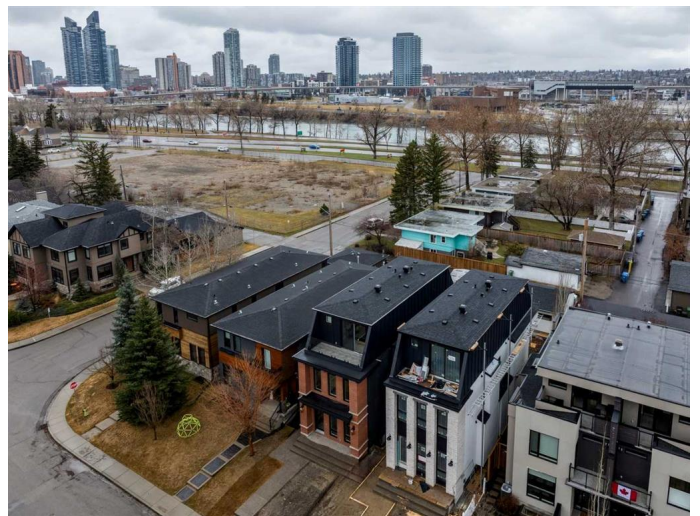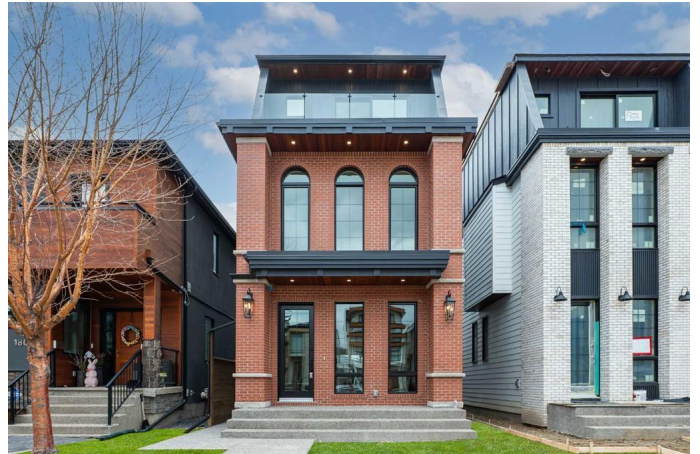
$1,899,900

4 Bedroom, 5.00 Bathroom, 2,549 sqft
Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE SATURDAY, MAY 17TH FROM 1-4 PM. 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 with elegant feature wall & kitchen that's beautifully finished with quartz counter tops, large waterfall island/eating bar, rich dark cabinetry & stainless steel appliance package. The living room is adjacent to kitchen & is anchored by a floor to ceiling fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. Ascend the open riser staircase to the second level that hosts 2 spacious bedrooms plus a laundry room with sink & storage is conveniently situated in the hallway. The larger bedroom is complimented by a walk-in closet & well-appointed 5 piece ensuite with in-floor heat. Bedroom two includes a walk-in closet & direct access to the 4 piece bath, also with heated floor. 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.

Built in 2025

Essential Information

MLS® #	A2213953
Price	$1,899,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,549
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	1805 Broadview Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First