



THE
A-TEAM

**RE/MAX
FIRST**

1720 BROADVIEW Road, Calgary T2N 3H0

MLS®#: **A2144249** Area: **Hillhurst** Listing **09/08/24** List Price: **\$885,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1990** Abv Sqft: **1,717**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,110 sqft** Ttl Sqft: **1,717**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

DOM

11
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt** Construction:
 Heating: **Forced Air** **Composite Siding**
 Sewer: Flooring:
 Ext Feat: **Private Yard** **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:
Wood
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Breakfast Bar,Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`2" x 22`2"	Living Room	Main	16`2" x 13`6"
Dining Room	Main	16`8" x 10`9"	2pc Bathroom	Main	3`8" x 7`6"
Bedroom - Primary	Second	16`3" x 11`6"	4pc Ensuite bath	Second	10`6" x 8`1"
Bedroom	Second	16`2" x 11`11"	Bedroom	Second	12`6" x 7`11"
4pc Bathroom	Second	10`6" x 5`0"	Game Room	Basement	20`0" x 20`0"
Bedroom	Basement	12`7" x 11`0"	Laundry	Basement	11`7" x 6`4"
4pc Bathroom	Basement	8`2" x 5`1"	Storage	Basement	7`1" x 9`0"

Furnace/Utility Room

Basement

8`2" x 8`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

51510

Zoning:

R-C2

Remarks

Pub Rmks:

Nestled within the heart of one of Calgary's most popular inner city community of Hillhurst. This wonderful home has undergone an amazing renovation. The main level features a bright, open floor plan with tons of natural light that is perfect for entertaining. The kitchen has custom white kitchen cabinets, quartz counter tops, stainless appliances, and maple hardwood floors throughout. The nice sized living room features a fireplace and sliding doors that lead out to the beautiful back yard and deck.. The upper level has 3 bedrooms including the large master with 4-pc ensuite and private deck. There is an additional 4-pc bathroom and new carpet throughout this level. The lower level includes an additional bedroom , rec room, laundry room and 4-pc bath. Exterior Renos were completed in 2018 including Hardie board siding, Lux windows and doors on the main and upper level, new front and back premium composite decking, new shingles, eaves and soffits, and new furnace, hot water tank, A/C and water softener. This home is directly across the street from a park where you can watch your kids play soccer in the summer and skate on the rink in the winter from your kitchen or front porch. Close to all amenities with easy access to downtown and bike paths. This home is a must-see!

Inclusions:

N/A

Property Listed By:

Real Estate Professionals Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









