

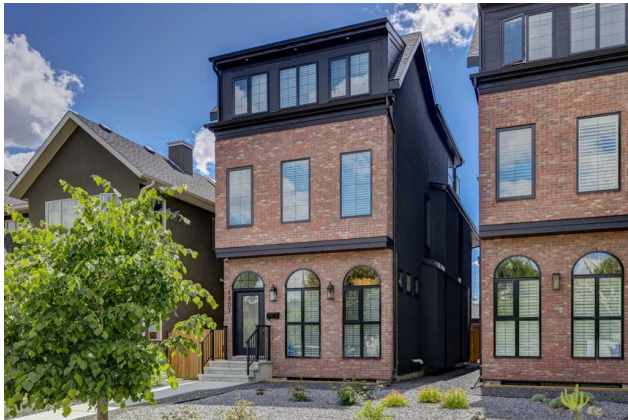


THE
A-TEAM

**RE/MAX
FIRST**

1907 BROADVIEW Road, Calgary T2N 3H6

MLS®#: **A2144877** Area: **West Hillhurst** Listing Date: **06/27/24** List Price: **\$1,599,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,629**
 Low Sqft:
 Ttl Sqft: **2,629**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	23`5" x 13`2"	Dining Room	Main	12`4" x 10`11"
Living Room	Main	15`7" x 15`10"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	15`9" x 12`8"	5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	15`9" x 8`5"	Bedroom	Second	12`11" x 8`11"
4pc Bathroom	Second	0`0" x 0`0"	Family Room	Third	17`10" x 10`3"
Living Room	Third	11`7" x 11`11"	Living Room	Third	15`11" x 5`8"
3pc Bathroom	Third	0`0" x 0`0"	Game Room	Basement	26`5" x 14`3"

Bedroom **Basement** **11`2" x 9`3"** **3pc Bathroom** **Basement**
Legal/Tax/Financial

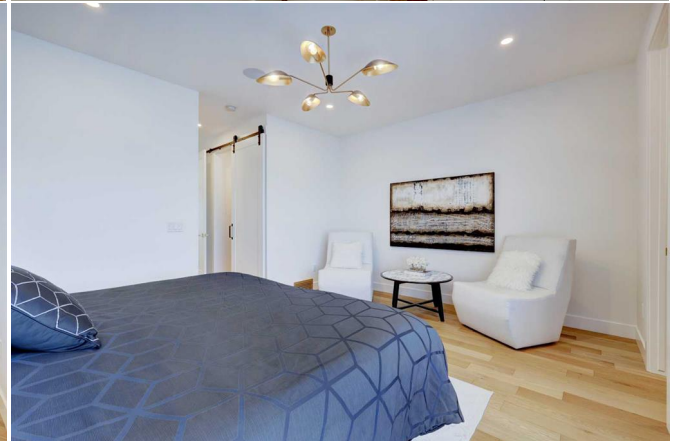
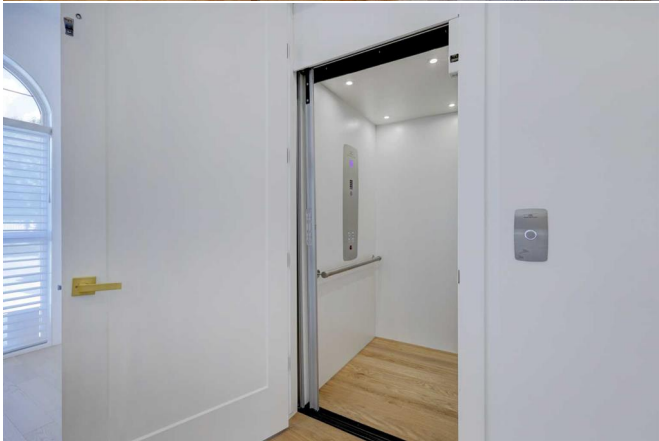
Title: Zoning: Remarks
Fee Simple **R-C2**
Legal Desc: **2210132**

Pub Rmks: **Welcome to this stunning 3-story detached home located in the sought-after neighborhood of West Hillhurst. Entertain friends & family on the open main level that boasts a dining area with custom wainscoting & large windows & a beautifully designed kitchen with an oversized island with a waterfall quartz counter, high-end appliances including a Fisher & Paykel fridge & dishwasher, a Wolf gas stove, heated tile floor, & under-cabinet lighting. The living room features a custom multi-tier gas fireplace, coffered ceilings, & custom wainscoting. On the second level, you will find the primary bedroom with two walk-in closets & a dream ensuite that includes in-floor heating, a freestanding soaker tub, dual vanities, & a custom steam shower. This floor also includes two additional bedrooms, a 4-piece bathroom, & a laundry room. The third-floor loft area is perfect for entertaining with a wet bar, a 3-piece bathroom, & a balcony offering views of downtown & the Bow River. The fully finished basement is equipped with in-floor heating, large recreation room, walk-in wine cellar, wet bar, fourth bedroom, 3-piece bathroom & tons of storage. The home is equipped with an elevator that reaches all floors, & central air conditioning for year-round comfort. Features include: 10' ceilings on the main & upper floors & 9' in the basement, mud room with bench & hooks, central A/C, no smoking or pets in the house & so much more! Recent upgrades: Over \$30,000 in custom window coverings, R/O in kitchen, 3 security camera & doorbell camera & garage insulation, drywall & paint. The maintenance-free south-facing backyard provides the perfect outdoor retreat. Situated in a very quiet location, this home is close to river pathways, parks, restaurants, coffee shops, & all other amenities. This exquisite home perfectly blends elegance & modern convenience. You'll love calling it home!!**

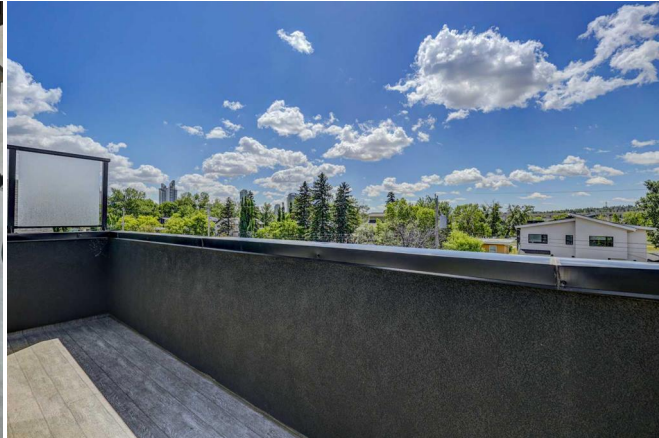
Inclusions: **2 Bar Fridges, 3 Security Cameras, Ring Door Bell, 2 Key Pads, 2 TV Wall Mounts**
Property Listed By: **RE/MAX Real Estate (Central)**

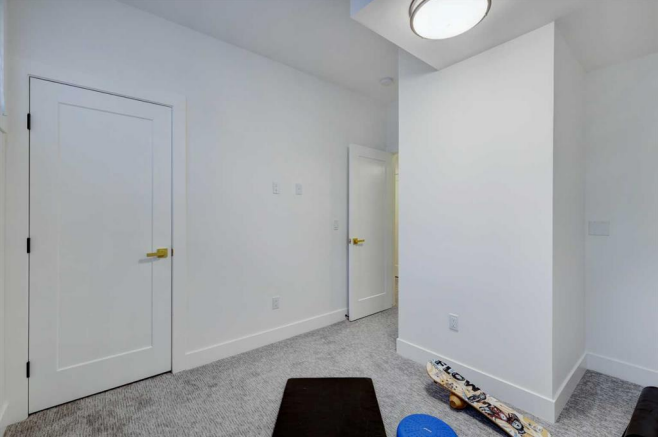
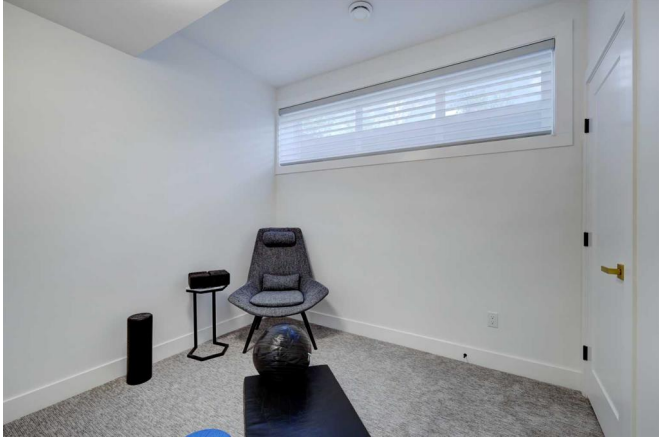
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1907 Broadview Rd NW, Calgary, AB

2nd Floor Exterior Area 103.05 sq ft
Interior Area 341.22 sq ft
Excluded Area 1.13 sq ft



PREPARED: 2024/06/26

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1907 Broadview Rd NW, Calgary, AB

3rd Floor Exterior Area 015.95 sq ft
Interior Area 350.15 sq ft
Excluded Area 2.10 sq ft



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1907 Broadview Rd NW, Calgary, AB

Main Floor Exterior Area 874.54 sq ft
Interior Area 250.02 sq ft
Excluded Area 1.20 sq ft



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Basement (Below Grade) Exterior Area 015.45 sq ft
Interior Area 144.08 sq ft

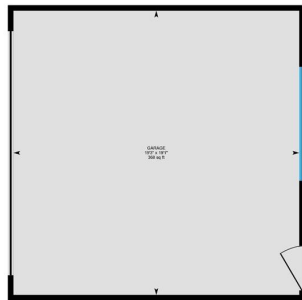


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Detached Garage Exterior Area 380.53 sq ft
Interior Area 357.76 sq ft



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