



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1821A BROADVIEW Road, Calgary T2N 3H6**

MLS®#: **A2150138**

Area: **Hillhurst**

Listing Date: **07/17/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 15-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,833**

Low Sqft:

Ttl Sqft: **2,833**

Lot Information

Lot Sz Ar: **289 sqft**

Lot Shape:

DOM

**61**

Layout

Beds: **4 (3 1 )**

Baths: **4.5 (4 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Front Yard,Landscaped,Rectangular Lot**

**Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Paved**

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Beamed Ceilings,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>15`11" x 18`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 19`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`11" x 13`4"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`3" x 15`3"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`8" x 8`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`3" x 11`7"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 12`9"</b>	<b>Laundry</b>	<b>Second</b>	<b>7`5" x 5`8"</b>

**Family Room**  
**3pc Bathroom**  
**Kitchenette**  
**3pc Bathroom**

**Third**  
**Third**  
**Basement**  
**Basement**

**17`10" x 18`3"**  
**7`8" x 10`7"**  
**14`10" x 9`4"**  
**5`9" x 11`7"**

**Bedroom**  
**Game Room**  
**Bedroom**  
**Furnace/Utility Room**

**Third**  
**Basement**  
**Basement**  
**Basement**

**13`9" x 12`8"**  
**14`10" x 11`11"**  
**12`2" x 12`3"**  
**5`11" x 7`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1411433**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Stunning Modern Living in the desirable community of Hillhurst! Welcome Home to 1821A Broadview Road NW Discover urban elegance in this exquisite 3-storey, 4-bedroom, 4.5-bathroom home nestled in the premiere inner-city community of Hillhurst. Boasting over 3,600 sq ft of sophisticated living space, this residence blends luxury with practicality in a prime location close to the river and downtown Calgary. Highlights: \* Luxurious Living: Open-concept main floor features beautiful hardwood floors, a stunning kitchen with a gas cooktop, large island, under-counter lighting, stainless steel appliances and quartz counters. Enjoy the cozy gas fireplace in the living room and built-in speakers on the main floor. The 2nd floor features your Primary Retreat with 5pc Ensuite and large walk-in closet. Across the hallway is a 2nd bedroom with 3pc ensuite. \* Entertain in Style: Enjoy the 3rd-floor family room with a wet bar, wine fridge, and private covered balcony for unforgettable gatherings. \* Versatile Spaces: The basement includes a bedroom, full bathroom with a steam shower, and a living room with a kitchenette—perfect for a mother-in-law or nanny suite, Airbnb Rental or potential future suite development (Note: Buyer would need to apply for re-zoning through the City). \* Modern Comforts: LED lighting throughout, solar panels for energy efficiency, laundry room located on the 2nd floor for ease of access and in-floor heating in bathrooms. \* Convenient Amenities: Romeo & Juliet balcony off the Primary Suite, paved back alley leading to a 2-car detached garage, a landscaped backyard with deck and 2 outdoor speakers and only a couple of blocks from the Bow River, walking and biking pathways and easy access to Downtown. Experience the pinnacle of inner-city living with all the amenities you desire. Don't miss your chance to call this luxurious West Hillhurst property home! Schedule your private showing today!**

Inclusions:

**Refrigerator, Gas cooktop, Hood Range, Built-in Oven, Microwave, Dishwasher x3 (bsmt, main & 3rd floor), Wine Fridge (3rd floor), Washer, Dryer, 3 wired-in cameras, Built-in speakers, vacu-flow & attachments, All window coverings, Garage door opener and remotes**

Property Listed By:

**Power Properties**

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