



THE
A-TEAM

**RE/MAX
FIRST**

1821A BROADVIEW Road, Calgary T2N 3H6

MLS®#: **A2150138**

Area: **Hillhurst**

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

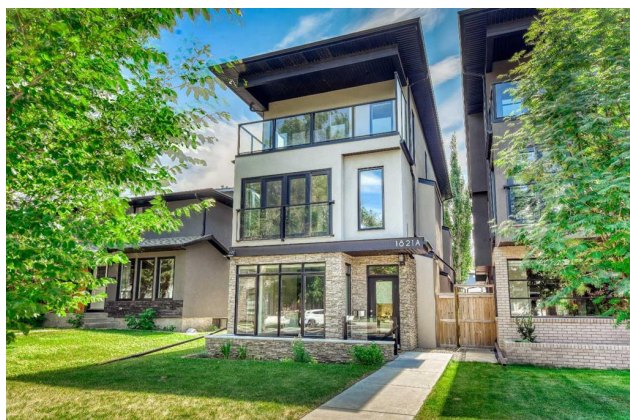
List Price: **\$1,269,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 23-Sep**

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**

DOM

126
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar: **289 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,City Lot,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **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

Room	Level	Dimensions
Kitchen	Main	15`11" x 18`6"
Living Room	Main	15`11" x 19`6"
Bedroom - Primary	Second	15`11" x 13`4"
Walk-In Closet	Second	5`8" x 8`11"
3pc Ensuite bath	Second	4`11" x 12`9"

Room	Level	Dimensions
Dining Room	Main	10`9" x 13`1"
2pc Bathroom	Main	4`7" x 4`11"
5pc Ensuite bath	Second	9`3" x 15`3"
Bedroom	Second	14`3" x 11`7"
Laundry	Second	7`5" x 5`8"

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 (4th bedroom would make a great office as it has a separate entrance to exterior of front of house), 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



