

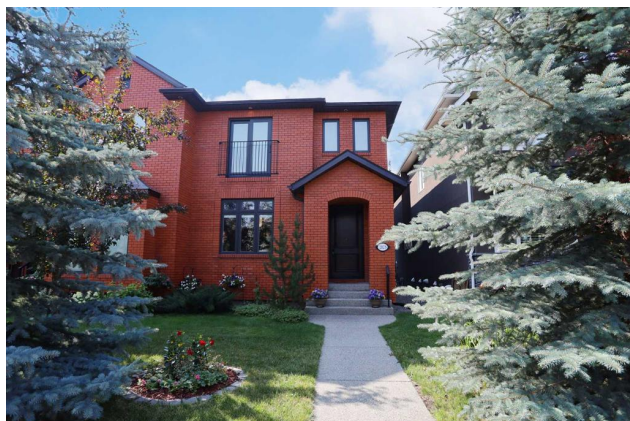


THE
A-TEAM

**RE/MAX
FIRST**

2123 BROADVIEW Road, Calgary T2N 3J1

MLS®#: **A2155340** Area: **West Hillhurst** Listing Date: **08/13/24** List Price: **\$999,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2006**
 Lot Information
 Lot Sz Ar: **3,132 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,003**
 Low Sqft:
 Ttl Sqft: **2,003**

DOM

37
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot,Treed**
 Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Garden,Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Humidifier,Instant Hot Water,Microwave,Range Hood,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Skylight(s),Steam Room,Storage,Sump Pump(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Bathroom	Basement		6pc Ensuite bath	Upper	
Living Room	Main	19`11" x 13`2"	Dining Room	Main	11`10" x 11`4"
Kitchen	Main	21`6" x 19`11"	Bedroom - Primary	Upper	19`11" x 15`11"
Bedroom	Upper	13`1" x 9`9"	Bedroom	Upper	14`2" x 9`8"
Laundry	Upper	5`8" x 2`5"	Media Room	Basement	19`4" x 16`11"

Bedroom	Basement	13`5" x 10`11"	Wine Cellar	Basement	11`0" x 6`11"
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **51510**

Remarks

Pub Rmks: **Here in one of Calgary's most desirable inner city neighbourhoods is where you'll find this truly incredible semi-detached two storey...a stylish custom home with total of 4 bedrooms, sleek designer kitchen with Nolte cabinets, 3 fireplaces & sunny South backyard with heated 2 car garage. With its classic New York brownstone-inspired exterior, this extensively upgraded home boasts rich Brazilian cherry floors & granite countertops, 3.5 bathrooms, private home theatre & over 2700sqft of air-conditioned space over 3 levels of upscale inner city living. You will embrace the sensational open concept flow of the main floor with its expansive 9ft ceilings & heated tile floors, from the elegant formal dining room with 2-sided fireplace & stone feature wall, to the sun-drenched living room with a wall of South-facing windows & fireplace complemented by floor-to-ceiling custom built-ins. At the heart of this amazing home is the showpiece kitchen with its high gloss custom cabinetry featuring pull-out pantry & spice racks, massive centre island & top-of-the line appliances including Blomberg dishwasher & Faber hoodfan, Viking gas cooktop, Liebherr fridge & AEG Electrolux convection oven. The curved staircase with open risers leads up to the 2nd floor & 3 fantastic bedrooms - all with Brazilian cherry floors. The oversized owners' retreat has a full wall of built-in wardrobe cabinets, vaulted ceilings, South-facing windows with integrated blackout blinds, 2-sided stone-facing fireplace & luxurious ensuite with granite-topped double vanities & skylight, airjet tub, heated floors & shower with body jets. The 2 other bedrooms both have great closet space & 1 has a Juliet balcony. Finishing off the 2nd floor is the family bath & laundry with built-in shelving & LG steam washer & dryer. The lower level - with infloor heating, is finished with 4th bedroom - with private access into the full bath, wine room with built-in racks & fantastic theatre room with built-in desk & insulated with Roxul Safe & Sound insulation. And you'll love the bathroom with its vessel sink, dual fans, humidity sensor & steam shower with body jets. The detached 2 car garage is insulated & heated, equipped with 220V & Internet, race deck flooring, ceiling speakers & mounted storage racks. Additional upgrades include the Pella windows with integrated blinds, built-in ceiling speakers, upgraded attic insulation, Kohler sinks, new hot water tank in 2023, powder room with floating toilet, exterior hot/cold water taps with 12inch insulated anti-siphon (to prevent frost build-up) & Wet Basement System to ensure any water stays out...complete with extra-capacity triple-safe sump pump with back-up battery, upgraded foundation wrap, membrane on the interior walls & interior collection duct system in the floor foundation. Prime location on one of West Hillhurst's most sought-after streets, walking distance to Broadview Park & the winding Bow River Pathway system, with quick easy commute to the downtown.**

Inclusions: **mounted speakers on deck, mounted racks in garage, garage heater, RING doorbells, fridge in wine room, media rack in wine room, wall-mounted TV/bracket in master ensuite, storage shed, projector/screen/mounted speakers/media components in theatre room**

Property Listed By: **Royal LePage Benchmark**

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