



THE
A-TEAM

**RE/MAX
FIRST**

2122 BROADVIEW Road, Calgary T2N 3H9

MLS®#: **A2156804** Area: **West Hillhurst** Listing Date: **08/12/24** List Price: **\$799,900**
 Status: **Pending** County: **Calgary** Change: **-\$50k, 25-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,872**
 Low Sqft:
 Ttl Sqft: **1,872**

DOM

37
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Garden,Rectangular Lot,Treed**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Metal**
 Heating: **In Floor,Forced Air,Natural Gas,Wood,Wood Stove**
 Sewer:
 Ext Feat: **Balcony,Garden,Private Yard**

Construction: **Concrete,See Remarks,Stucco,Wood Frame**
 Flooring: **Subfloor,Ceramic**
Tile,Concrete,Hardwood,Linoleum,Tile
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Gas Range,Refrigerator,Washer**
 Int Feat: **High Ceilings,Laminate Counters,No Smoking Home,Sauna,Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`10" x 13`11"
Hall	Main	9`9" x 9`3"
Den	Main	16`0" x 11`10"
Bedroom - Primary	Second	16`1" x 14`7"
3pc Bathroom	Second	8`0" x 5`5"
Bedroom	Basement	14`11" x 9`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`5" x 7`8"
Dining Room	Main	20`1" x 10`8"
4pc Bathroom	Main	9`1" x 6`0"
Game Room	Second	32`2" x 18`1"
Bedroom	Basement	15`0" x 11`11"
Storage	Basement	5`5" x 4`4"

2pc Bathroom
Sauna

Basement
Basement

5`11" x 5`0"
5`5" x 3`6"

Furnace/Utility Room

Basement

10`7" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

51510

Remarks

Pub Rmks:

Welcome to this unique property in the heart of one of Calgary's oldest and most beautiful neighbourhoods. West Hillhurst is a desirable, walkable neighbourhood close to Kensington shopping and restaurant area, the Bow River and the river pathways. This unique artist's home and yard are inspired by beauty. One owner home - owner designed. The first impression as you enter the property is the landscaping. Flowers and foliage abound. The sunny welcoming front door is the gateway to a lovely 2 storey home with 1 primary bedroom up and 2 bedrooms downstairs. A bathroom on each level. You enter into a bright front sitting room with porcelain tile. 9' ceilings. The hardwood floor is from the original old 1912 house that sat on the property, giving a sense of history and intrigue. In the heart of the house is the bright kitchen. The cabinets are solid maple and the stove is gas. This sunny kitchen comes with a wood burning stove. Imagine those winter days enjoying a cup of coffee and feeling cozy by the warmth of the stove. The house has a new (2020) high efficiency furnace and the basement has in-floor heating. When built, the builder used 9" studs and insulated the house exceptionally well. Air flow was also considered and the home stays cooler in the summer heat than most. Continuing to the back of the main floor is a 4 piece bath and another sitting room viewing the back deck and garden. Upstairs you find the primary bedroom with a small front balcony where you can witness the changing seasons of your garden and neighbourhood. Next to the primary is the bathroom, newly renovated in 2018. The large upstairs space with high vaulted ceiling has a yoga area and office area. The large back space was an artists studio, it's function is only limited by your imagination. What do you need it to be? What's there? - a Carom table, a pocketless billiard table. It comes with the house if you want it. The basement has 2 bedrooms, one at each end. Each has 2 windows providing light. Between is the laundry area and storage and bathroom. The bathroom is 3 piece, one piece being the new sauna (2022). The house has a metal roof - made of steel, its guarantee of 40 years has 13 years left. The back yard is a beautiful garden. It is watered by the drainage of the house. Only weeding is necessary. No mowing. This could be your new home. Welcome.

Inclusions:
Property Listed By:

n/a
MaxWell Canyon Creek

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