



THE
A-TEAM

**RE/MAX
FIRST**

1907 BROADVIEW Road, Calgary T2N 3H6

MLS®#: **A2163145** Area: **West Hillhurst** Listing Date: **09/05/24** List Price: **\$1,575,000**
 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

13
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:
Fee Simple **R-C2**
Legal Desc: **2210132** Remarks

Pub Rmks: **Wonderful Downtown and Bow River Valley Views!! 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