

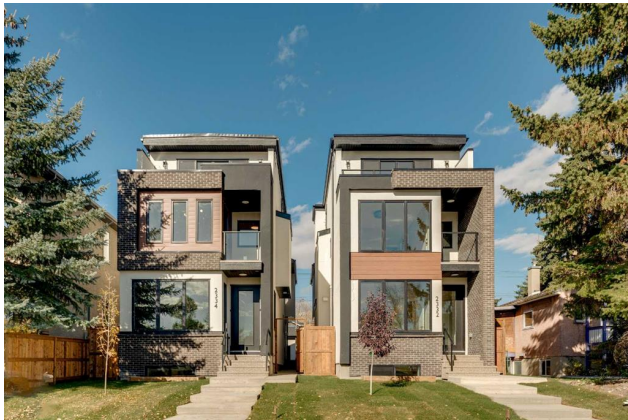


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2334 BROADVIEW Road, Calgary T2N 3J4**

MLS®#: **A2173104**      Area: **West Hillhurst**      Listing Date: **10/15/24**      List Price: **\$1,350,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,515**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,125 sqft**      Ttl Sqft: **2,515**  
 Lot Shape:

DOM

**3**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.5 (4 1)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Private**  
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**      Construction: **Brick,Concrete,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line,Lighting,Playground,Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Stove,Microwave,Range Hood**  
 Int Feat: **Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`7"	Dining Room	Main	10`4" x 18`1"
Kitchen	Main	8`7" x 20`11"	Living Room	Main	15`10" x 16`6"
3pc Bathroom	Second	8`9" x 4`10"	6pc Ensuite bath	Second	8`8" x 13`2"
Bedroom	Second	9`8" x 14`6"	Bedroom	Second	9`7" x 14`6"
Bedroom - Primary	Second	10`5" x 13`9"	Laundry	Second	6`10" x 5`11"
4pc Bathroom	Third	8`4" x 4`11"	Bedroom	Third	8`1" x 8`10"

**Loft  
Bedroom**

**Third  
Basement**

**16`0" x 14`4"  
14`7" x 12`2"**

**4pc Bathroom  
Game Room**  
Legal/Tax/Financial

**Basement  
Basement**

**5`6" x 0`0"  
14`7" x 19`11"**

Title:  
**Fee Simple**  
Legal Desc:

**51510**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**FACING GREEN SPACE & PLAYGROUND / NEW HOME MOVE IN READY / 3 STOREY LOFT WITH BALCONY / 2,500 SQFT ABOVE GRADE / 5 BEDROOMS / 4.5 BATHROOMS/ DOUBLE DETACHED GARAGE / FULLY FINISHED BASEMENT / OPEN-RISER CUSTOM STAIRCASE / TANKLESS WATER SYSTEM / WIRED FOR SECURITY & SOUND / Welcome to 2334 Broadview Road NW, an exquisite residence nestled in the heart of Calgary's most distinguished streets in the community of West Hillhurst. This brand-new, rare and uniquely designed 3-storey home draws inspiration from timeless modern architecture, boasting unparalleled luxury finishes. Crafted by the renowned inner-city builder and BILD award winner Green Cedar Homes Inc., this residence spans over 3,300 square feet of thoughtfully designed living space. As you step inside, you are greeted by a meticulously planned open floor layout that seamlessly integrates modern elegance with functional living. Upon entry, the main level features a welcoming dining room leading to a fully equipped gourmet kitchen adorned with a Fisher and Paykel appliance package, a 10-foot-long island with breakfast bar seating, under-cabinet LED lighting, and a family living room. A sliding rear patio door beckons you to an outdoor backyard concrete pad, setting the stage for all your family entertainment needs. Luxury is defined on all four floors, with upgraded MDF shi lap detailing, wall sconce LED lighting, and built-in speakers throughout with premium built-in finishes. The second level hosts a master bedroom retreat with a 6-piece ensuite bathroom, stand-alone tub, his and hers sinks, a custom shower, a walk-in closet and its own balcony. Two additional bedrooms with their 4-piece shared bathroom and a laundry room with added convenience complete the second floor. The third floor is a loft-inspired haven, featuring a bonus room with double sliding door access to a balcony showcasing views, including another wet bar and bedroom with a 4-piece bathroom. The basement is a cozy retreat covered in upgraded vinyl, a Rough-in basement in-floor heating system, a Tankless water system, recreation room, wet bar, 4-piece bathroom, and a bedroom. 2334 Broadview Road NW is more than a home; it's a masterpiece of design and craftsmanship, offering a rare blend of sophistication and comfort in one of Calgary's most sought-after neighbourhoods. Welcome to a lifestyle of luxury and distinction. This home conveniently provides easy access to Foothills & Children's Hospitals and the Bow River Pathway system, just minutes from downtown, UofC, and Kensington. Immerse yourself in nature with nearby Edworthy Park and Riley Park, making this an ideal family home.**

Inclusions:  
Property Listed By:

**Basement Bar Mini Fridge  
Real Broker**

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

