



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2030 BROADVIEW Road, Calgary T2S 3H8**

MLS®#: **A2197139**      Area: **West Hillhurst**      Listing Date: **02/27/25**      List Price: **\$1,315,000**  
 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: **3,125 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,911**  
 Low Sqft:  
 Ttl Sqft: **1,911**

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached,Heated Garage,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`0" x 5`0"	Living Room	Main	16`0" x 12`10"
Dining Room	Main	15`0" x 11`0"	Kitchen	Main	12`10" x 11`8"
Mud Room	Main	9`0" x 6`4"	Bedroom - Primary	Upper	14`0" x 11`0"
Bedroom	Upper	11`0" x 9`10"	Bedroom	Upper	11`0" x 9`10"
Laundry	Upper	8`2" x 3`10"	Family Room	Lower	18`8" x 15`0"
Bedroom	Lower	11`6" x 10`0"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"			

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-C2</b>
Legal Desc:	<b>51510</b>

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY MARCH 1st 1-3pm. Better than new and fully-loaded family home in prime West Hillhurst location. Broadview Road offers easy access to the endless amenities of the 19th Street and Kensington Villages and this block faces a park. Completed in 2023, this detached home was subsequently upgraded with tons of extras including professional landscaping, deluxe garage finishing package, Hunter-Douglas power window coverings, designer lighting package, upgraded door hardware, security cameras and a fiberoptic connection. These are upgrades that generally don't come with a new home and might take years to achieve. Outstanding curb appeal with landscaping, a sunny front terrace and a covered porch. Inside you'll appreciate the modern and open floor plan with 10' ceilings, huge windows and warm white-oak-hardwood running throughout. Generous dining room at the front overlooking the park. Fabulous kitchen with extensive ceiling-height cabinetry (glass inset uppers), top appliances (48" fridge and 36" stove), quartz counters and an incredible ~14' island with space for up to 6 stools. Large living space at the rear anchored by a brick fireplace with built-ins. Patio doors for yard access. A discreet 2-piece powder room and a super-handly mud room (excellent storage right to the ceiling) complete the main level. Paneled wall as you ascend the staircase to the upper level. Spectacular primary suite with trayed and dormered ceiling in the bedroom and large windows overlooking the park. Bright 5-piece ensuite with 3 windows, spacious double vanity, private water closet, freestanding tub and zero-threshold glass shower. Walk-in closet also has natural light and amazing storage including built-in dressers. The balance of the upper level holds 2 spacious children's bedrooms, a 4-piece bath with natural light and a bright laundry room with sink and storage. The fully developed lower level expands the living space with a family room, media centre and 2 large windows. A wet bar, bedroom with walk-in closet, 4-piece bath plus a large storage room complete the lower level. Professional landscape includes extensive perennials at the front, rear pergola with powered louvers (heat and light), irrigation system and an expanded patio with gas jet for a flame table. The heated garage has a coated floor, storage wall system, storage cabinetry, lofted storage platforms and a hinged workbench. Don't miss this special home!**

Inclusions: **Garage interior storage,**

Property Listed By: **Century 21 Bamber Realty LTD.**

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











