



THE
A-TEAM

**RE/MAX
FIRST**

2036 BROADVIEW Road, Calgary T2N3H8

MLS®#: **A2200584**

Area: **West Hillhurst**

Listing Date: **03/09/25**

List Price: **\$1,349,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,000 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,City Lot,Few Trees**
Park Feat: **Double Garage Detached**

DOM

1

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dryer,Gas Range,Gas Water Heater,Humidifier,Microwave,Microwave Hood Fan,Range,Refrigerator,See Remarks,Washer,Washer/Dryer Stacked**
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	16`6" x 12`0"
Bedroom	Second	11`3" x 10`5"
Bedroom	Basement	10`0" x 9`3"
4pc Bathroom	Second	11`9" x 6`5"
Kitchen	Main	22`2" x 12`1"
Laundry	Second	5`6" x 10`1"
2pc Bathroom	Main	5`1" x 4`9"

Room	Level	Dimensions
Bedroom	Second	13`6" x 10`0"
Bedroom	Basement	10`1" x 9`6"
5pc Bathroom	Second	14`3" x 9`11"
Living Room	Main	14`6" x 13`0"
Dining Room	Main	14`9" x 10`10"
4pc Bathroom	Lower	9`5" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
r1

51510

Remarks

Pub Rmks: **Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located across from green space and only a block away from the Bow river walking/biking path network in a very desirable community of West Hillhurst. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout where Gleaming natural oak Herringbone hardwood will steal your breath away. Central Gourmet chef-inspired kitchen with High end Jenn-Air appliances and Porcelain(not quartz or granite) countertops with plenty of cabinetry and storage. Cozy living room with natural gas fireplace and built-in is perfect for everyday family living and holiday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Inconspicuous fully finished 2 bedroom legal basement suite provides extra space for growing family among many other options. Exterior is fully finished with hardie board and stone. Sunny south facing, partially enclosed patio is perfect for evening hangouts. Double detached rear car garage. Fully landscaped. Call or email for more information.**

Inclusions: **2Washer, 2 Dryer, 2 dishwasher, 2 Fridge, Microwave, OTR, Hood fan**

Property Listed By: **URBAN-REALTY.ca**

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







