

# \$1,399,000 - 1914 Broadview Road Nw, Calgary

MLS® #A2239424

**\$1,399,000**

5 Bedroom, 4.00 Bathroom, 2,419 sqft

Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Nestled in the vibrant community of West Hillhurst, this beautifully maintained home sits on a generous 37.5 ft lot and features a rare triple-car garage, a charming front porch, and a fully developed basement offering space, style, and functionality for the whole family.

Step inside to a spacious foyer that opens into a bright front den, perfect for a home office or cozy library. The formal dining room is ideal for entertaining, while the modern kitchen boasts full-height cabinetry, granite countertops, stainless steel appliances, a walk-in pantry, and a sunny breakfast nook. The inviting living room features custom built-ins and a gas fireplace, creating a warm and welcoming space.

Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a large walk-in closet and a 4-piece ensuite, a standalone tub, and a tiled walk-in shower. A convenient upstairs laundry room adds everyday ease.

The finished basement offers incredible versatility, with two additional bedrooms (one currently used as a music room), a spacious family room perfect for movie nights, a 4-piece bathroom, and storage.

Enjoy summer days in your private backyard, featuring a deck and green space, ideal for outdoor dining and relaxing. Additional



highlights include newer air conditioning, updated windows, and a location just minutes from the Bow River pathways, downtown Calgary, schools, dog parks, and the vibrant amenities of Kensington.

This home is the perfect blend of comfort, convenience, and community livingâ€”don't miss your chance to make it yours.

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239424    |
| Price          | \$1,399,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,419       |
| Acres          | 0.11        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1914 Broadview Road Nw |
| Subdivision | West Hillhurst         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 3h7                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Granite Counters, Kitchen Island                                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                               |
| Cooling           | Central Air                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Exterior Entry, Finished, Full                                                                                                                        |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Back Yard       |
| Roof              | Asphalt Shingle            |
| Construction      | Stone, Stucco, Wood Siding |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 94              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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