

# \$1,799,900 - 1807 Broadview Road Nw, Calgary

MLS® #A2232881

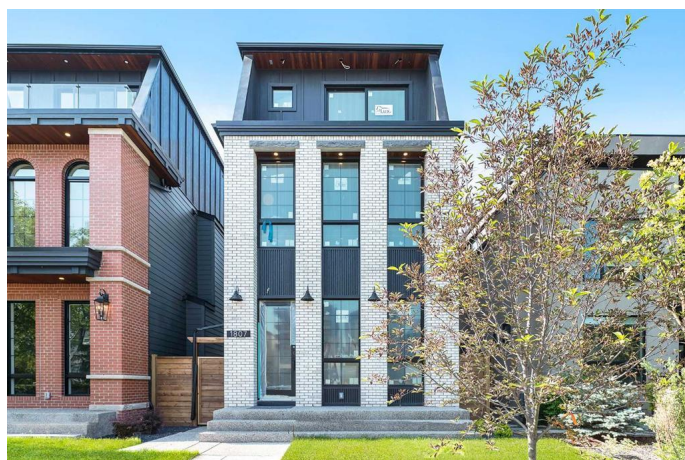
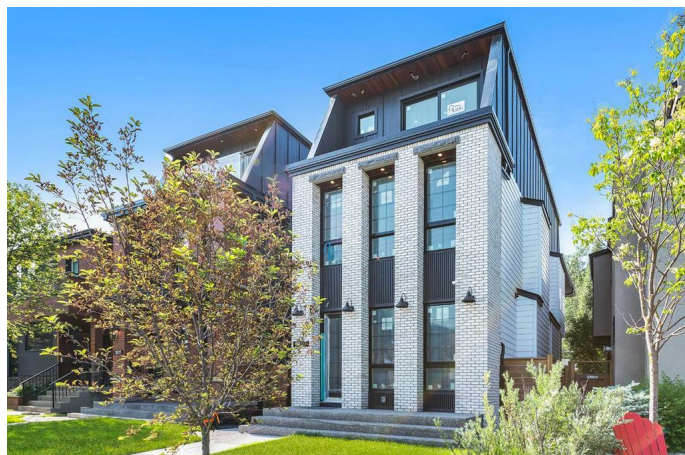
**\$1,799,900**

4 Bedroom, 5.00 Bathroom, 2,548 sqft

Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

Located on sought-after Broadview Road in the inner-city community of Hillhurst, this brand new 3+1 bedroom home with CITY & RIVER VIEWS, built by D & M Custom Homes, offers nearly 3400 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area & kitchen that's beautifully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching feature fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 2 spacious bedrooms plus a laundry room with sink & storage is conveniently situated in the hallway. On the third level, the primary retreat is a true private oasis boasting a large bedroom with access to the north balcony with city vistas, two custom walk-in closets & opulent 5 piece ensuite featuring heated floors, gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. A second south facing balcony with city & Bow River views is accessed just down the hall. Basement development includes roughed-in in-floor heat, a spacious family/media room with wetbar, fourth bedroom & 3 piece bath. Other notable features include roughed-in air conditioning & built-in speakers throughout. Outside, enjoy



the sunny south back yard with patio & access to the double detached garage. This stunning home is located just blocks to scenic Bow River pathways & close to trendy Kensington, Riley Park, SAIT, U of C, schools, shopping & is walking distance to the downtown core.

Built in 2025

**Essential Information**

MLS® #	A2232881
Price	\$1,799,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,548
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	1807 Broadview Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double
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	Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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