

**2113 Broadview Road NW
Calgary, Alberta**

MLS # A2262956



\$875,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,881 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Located on beautiful Broadview Road in the mature community of West Hillhurst, this beautifully updated 3 + 1 bedroom home offers over 2700 sq ft of living space & SUNNY SOUTH BACK YARD. The open main level presents hardwood floors & plenty of natural light, showcasing living & dining areas that are separated by a cozy fireplace plus kitchen that's nicely finished with island/eating bar plus plenty of storage & counter space. A private den/office is tucked away just off the foyer & a perfect work from home space. Completing the main level is a mudroom & updated 2 piece powder room. The second level hosts 3 bedrooms, a small den/office space & 5 piece Jack & Jill bath. The spacious primary bedroom boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development includes a recreation room, fourth bedroom, lovely 3 piece bath, laundry room & ample storage. Other notable features include a high efficiency furnace (2024), triple pane windows, high-end door locks & carpeting (all in 2025). Also enjoy the beautiful south back yard with deck & access to the double detached garage. The prime location can't be beat & close to scenic Bow River pathways, parks, schools, public transit, SAIT, U of C & easy access to downtown via Memorial Drive. Immediate possession is available!