\$1,799,900 - 1805 Broadview Road Nw, Calgary

MLS® #A2213953

\$1,799,900

4 Bedroom, 5.00 Bathroom, 2,549 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 with elegant feature wall & kitchen that's beautifully finished with quartz counter tops, large waterfall island/eating bar, rich dark cabinetry & stainless steel appliance package. The living room is adjacent to kitchen & is anchored by a floor to ceiling fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. Ascend the open riser staircase to the second level that hosts 2 spacious bedrooms plus a laundry room with sink & storage is conveniently situated in the hallway. The larger bedroom is complimented by a walk-in closet & well-appointed 5 piece ensuite with in-floor heat. Bedroom two includes a walk-in closet & direct access to the 4 piece bath, also with heated floor. 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® # A2213953 Price \$1,799,900

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,549

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Detached

Style 3 Storey

Status Active

Community Information

Address 1805 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

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 Wood Frame, Brick, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed April 23rd, 2025

Days on Market 55

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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