

# \$1,600,000 - 1914 Broadview Road Nw, Calgary

MLS® #A2230303

**\$1,600,000**

5 Bedroom, 4.00 Bathroom, 2,419 sqft

Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Located in the vibrant community of West Hillhurst, this well-maintained home sits on a 37.5 ft lot and features a rare triple-car garage, a welcoming front porch, and a fully developed basement.

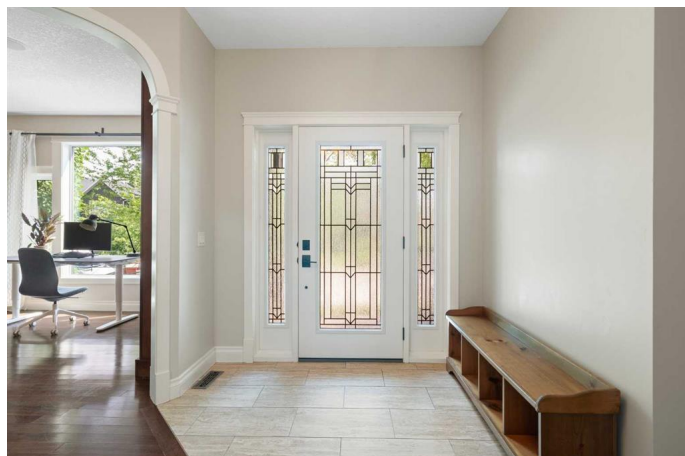
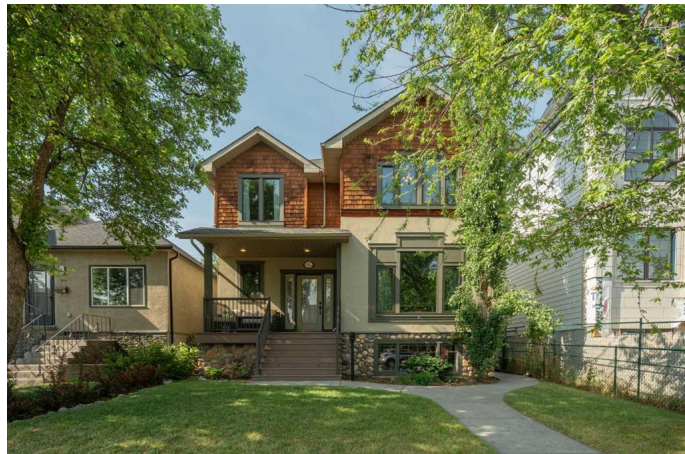
The main floor opens into a spacious foyer that leads to a bright front den, perfect for a home office or reading room. You'll also find a large formal dining room and a modern kitchen with full height cabinetry, granite counters, stainless steel appliances, a walk-in pantry and a sunny breakfast nook. The comfortable living room includes built-ins and a gas fireplace.

Upstairs offers three generous bedrooms, a 4 piece bathroom and a primary suite with a large walk-in closet; the 4 piece ensuite features dual vanities, a stand alone tub, and a tiled walk-in shower. There is upstairs laundry, which adds to everyday convenience.

The finished basement includes two additional bedrooms (one currently used as a music room), a spacious family room ideal for movie nights, a 4-piece bathroom, and a large storage area.

Enjoy the private backyard with a deck and green space, perfect for summer gatherings. Additional highlights include newer air conditioning and updated windows. Close to the Bow River pathways, downtown, schools, dog parks and all the amenities of Kensington.

Built in 1998



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230303    |
| Price          | \$1,600,000 |
| 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 | Built-in Features, Granite Counters, Kitchen Island, Bookcases                                                                                        |
| 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                      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              June 11th, 2025  
Days on Market        6  
Zoning                    R-CG

**Listing Details**

Listing Office            CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.