# \$1,699,900 - 1807 Broadview Road Nw, Calgary

MLS® #A2243310

## \$1,699,900

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® # A2243310 Price \$1,699,900

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

Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound, Recessed Lighting, Skylight(s), Wet Bar

Appliances Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Bar

Fridge, Gas Cooktop, 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, Wood Frame, Composite Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed July 25th, 2025

Days on Market 96

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX First

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