

# \$1,899,900 - 1805 Broadview Road Nw, Calgary

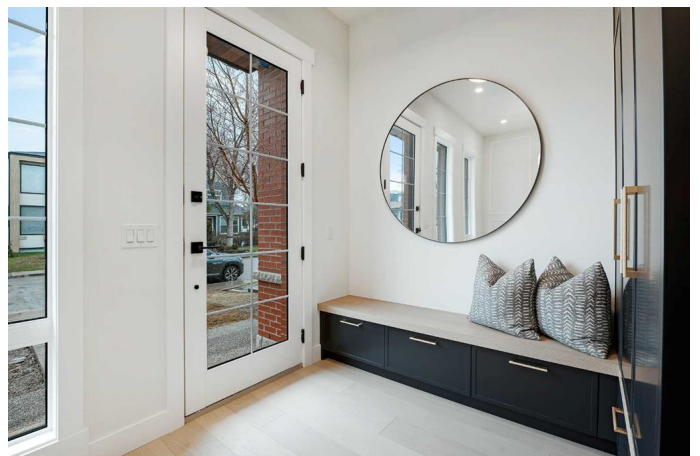
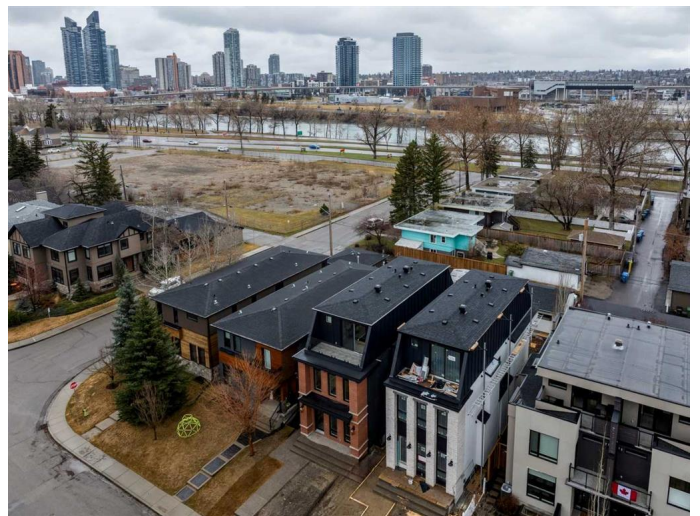
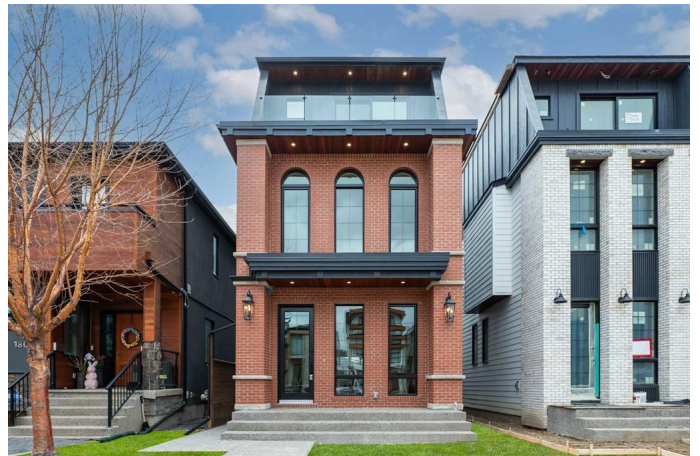
MLS® #A2213953

**\$1,899,900**

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 thatâ€™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	\$1,899,900
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
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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	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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