

# \$1,349,999 - 2036 Broadview Road Nw, Calgary

MLS® #A2200584

**\$1,349,999**

5 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

\*\*\* Open House Saturday May 24th

1:30-3:30pm\*\*\*Welcome home to an

exceptional new build by inner city Master  
Builder Palatial homes Ltd. Located across

from green space and only a block away from  
the Bow river walking/biking path network in a  
very desirable community of West Hillhurst.

This home offers a unique blend of modern  
elegance and functional craftsmanship. Enter  
this custom designed home through the south

facing front door into bright and open main

floor layout where Gleaming natural oak  
Herringbone hardwood will steal your breath

away. Central Gourmet chef-inspired kitchen  
with High end Jenn-Air appliances and

Porcelain(not quartz or granite) countertops  
with plenty of cabinetry and storage. Cozy

living room with natural gas fireplace and  
built-in is perfect for everyday family living and  
holiday gatherings. Extra large tile floored

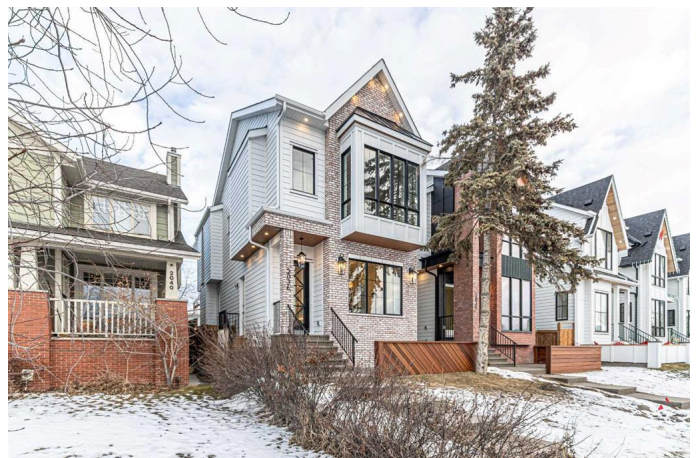
Mudroom is meticulously positioned to keep  
muddy and snowy shoes out of sight. Upstairs  
offers 3 very good sized bedrooms. The

luxurious master ensuite offers spa-like private  
retreat with in-floor heating, porcelain  
countertop double sink vanity , freestanding  
bath tub and walk-in tile finished shower.

Private toilet. Inconspicuous fully finished 2  
bedroom legal basement suite provides extra  
space for growing family among many other

options. Exterior is fully finished with hardie  
board and stone. Sunny south facing, partially  
enclosed patio is perfect for evening hangouts.

Double detached rear car garage. Fully



landscaped. Call or email for more information.

Built in 2024

**Essential Information**

MLS® #	A2200584
Price	\$1,349,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,029
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2036 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3H8

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Double Vanity
Appliances	Dryer, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Gas Water Heater, Humidifier, Range,

	See Remarks
Heating	Central, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Mantle, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, City Lot, Few Trees
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	March 9th, 2025
Days on Market	76
Zoning	r1

## Listing Details

Listing Office	URBAN-REALTY.ca
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