

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

MLS® #A2213953

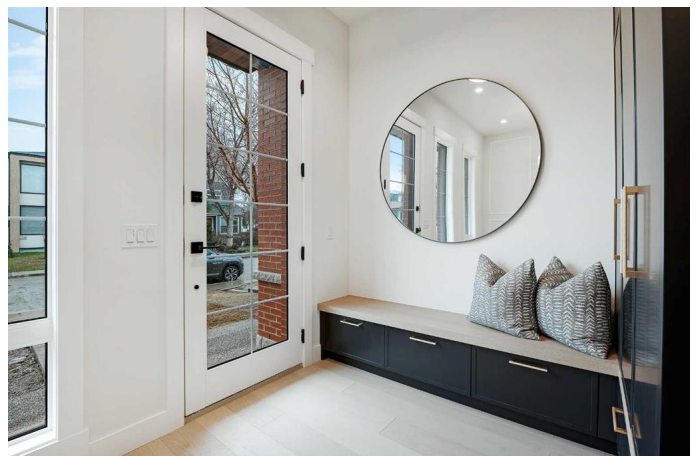
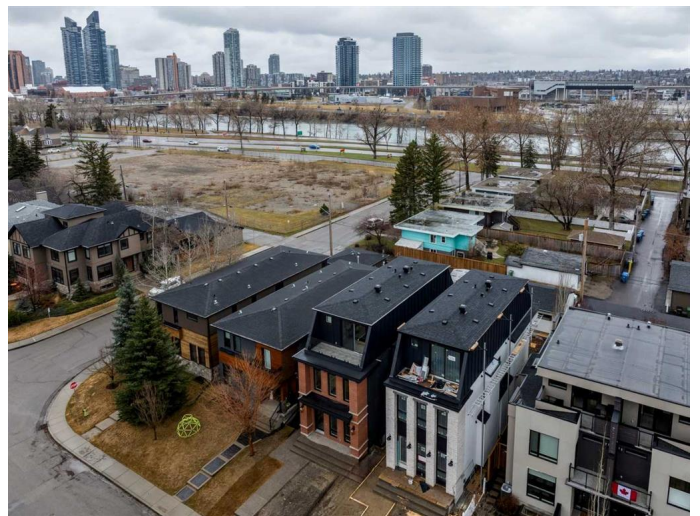
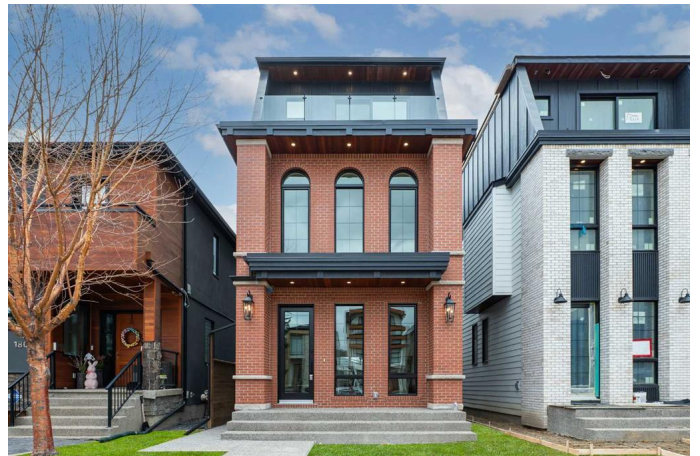
**\$1,899,900**

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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