

# \$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 Sunday June 8th

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.

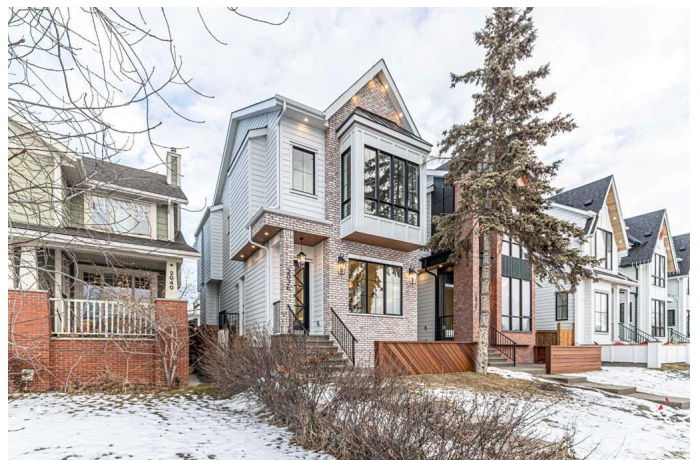
This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout where Gleaming natural oak

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

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

## Exterior

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

## Additional Information

Date Listed	March 9th, 2025
Days on Market	99
Zoning	r1

## Listing Details

Listing Office	URBAN-REALTY.ca
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