



# 1909 Broadview Road Calgary Alberta

\$1,599,990

NYC-inspired 3-story brownstone with an elevator in the sought-after West Hillhurst neighbourhood built by the prominent inner-city builder Jerry Homes with over 3,486 SQFT! As you enter, be greeted by a grand foyer with soaring 10-foot ceilings that set the tone for the exquisite interiors. The main level features a dining area adorned with custom wall panelling, complemented by abundant natural light flowing through expansive windows. The kitchen is a culinary masterpiece, boasting a quartz countertop, an oversized island with a striking waterfall design and top-of-the-line Fisher & Paykel appliances seamlessly integrated with custom panelling. A premium WOLF gas stove and heated tiled flooring behind the island add convenience, while gold and black handles and faucets, along with under-cabinet lighting, enhance the kitchen's luxurious ambiance. The great room is a haven for relaxation, showcasing a custom gas fireplace. The mudroom adds an elegant touch with Italian-made checkered tiled flooring and an arched doorway. Up the hardwood stairs, discover a tranquil second level. The generous primary bedroom features 9-foot ceilings, two walk-in closets and a remarkable 5-piece ensuite with in-floor heating, a freestanding soaker tub, a dual vanity, a custom shower with black grills, a steam shower, and exquisite Italian checkered tiles. Two additional spacious bedrooms, one bedroom has access to the well-appointed 3-piece bathroom, and a convenient stacked laundry room complete this level. On the third level, an expansive entertaining area awaits, along with a wet bar and a stylish 3-piece bathroom with a standing shower. Step out onto the walk-out patio and admire breathtaking views of Downtown and the majestic Bow River. The fully finished basement offers warmth with in-floor heating and provides ample space, including a rec room, a walk-in wine cellar, a wet bar,...

Bedroom 15.83 Ft x 8.42 Ft  
3pc Bathroom 7.00 Ft x 4.92 Ft  
Bedroom 8.75 Ft x 12.83 Ft  
Primary Bedroom 15.92 Ft x 12.75 Ft  
5pc Bathroom 14.58 Ft x 8.92 Ft  
Family room 15.75 Ft x 35.42 Ft

Bedroom 9.33 Ft x 11.25 Ft  
Recreational, Games room 11.08 Ft x 8.50 Ft  
Furnace 7.00 Ft x 6.00 Ft  
Dining room 10.67 Ft x 12.75 Ft  
2pc Bathroom 4.83 Ft x 5.00 Ft  
Kitchen 13.08 Ft x 22.92 Ft

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Listing Presented By:



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See

**Mirror**

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3pc Bathroom 5.25 Ft x 7.83 Ft

Living room 14.25 Ft x 18.17 Ft

Wine Cellar 4.58 Ft x 7.58 Ft

3pc Bathroom 6.83 Ft x 7.92 Ft

Living room 16.08 Ft x 19.42 Ft

Foyer 5.67 Ft x 4.58 Ft

Other 5.50 Ft x 7.17 Ft