



# 1821 Broadview Road Calgary Alberta

\$1,269,900

Stunning Modern Living in the desirable community of Hillhurst! Welcome Home to 1821A Broadview Road NW Discover urban elegance in this exquisite 3-storey, 4-bedroom, 4.5-bathroom home nestled in the premiere inner-city community of Hillhurst. Boasting over 3,600 sq ft of sophisticated living space, this residence blends luxury with practicality in a prime location close to the river and downtown Calgary. Highlights: \* Luxurious Living: Open-concept main floor features beautiful hardwood floors, a stunning kitchen with a gas cooktop, large island, under-counter lighting, stainless steel appliances and quartz counters. Enjoy the cozy gas fireplace in the living room and built-in speakers on the main floor. The 2nd floor features your Primary Retreat with 5pc Ensuite and large walk-in closet. Across the hallway is a 2nd bedroom with 3pc ensuite. \* Entertain in Style: Enjoy the 3rd-floor family room with a wet bar, wine fridge, and private covered balcony for unforgettable gatherings. \* Versatile Spaces: The basement includes a bedroom, full bathroom with a steam shower, and a living room with a kitchenette--perfect for a mother-in-law or nanny suite, Airbnb Rental or potential future suite development (Note: Buyer would need to apply for re-zoning through the City). \* Modern Comforts: LED lighting throughout, solar panels for energy efficiency, laundry room located on the 2nd floor for ease of access and in-floor heating in bathrooms. \* Convenient Amenities: Romeo & Juliet balcony off the Primary Suite, paved back alley leading to a 2-car detached garage, a landscaped backyard with deck and 2 outdoor speakers and only a couple of blocks from the Bow River, walking and biking pathways and easy access to Downtown. Experience the pinnacle of inner-city living with all the amenities you desire. Don't miss your chance to call this luxurious West Hillhurst property home! Schedule...

Primary Bedroom 15.92 Ft x 13.33 Ft

5pc Bathroom 9.25 Ft x 15.25 Ft

Other 5.67 Ft x 8.92 Ft

Bedroom 14.25 Ft x 11.58 Ft

3pc Bathroom 4.92 Ft x 12.75 Ft

Laundry room 7.42 Ft x 5.67 Ft

Recreational, Games room 14.83 Ft x 11.92 Ft

Other 14.83 Ft x 9.33 Ft

Bedroom 12.17 Ft x 12.25 Ft

3pc Bathroom 5.75 Ft x 11.58 Ft

Furnace 5.92 Ft x 7.58 Ft

Kitchen 15.92 Ft x 18.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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Family room 17.83 Ft x 18.25 Ft

Bedroom 13.75 Ft x 12.67 Ft

3pc Bathroom 7.67 Ft x 10.58 Ft

Dining room 10.75 Ft x 13.08 Ft

Living room 15.92 Ft x 19.50 Ft

2pc Bathroom 4.58 Ft x 4.92 Ft