



1914 Broadview Road Calgary Alberta

\$1,375,000

Set on a generous 37.5 ft lot in the sought after community of West Hillhurst, this well cared for home offers a rare triple car garage, a welcoming front porch, and a fully developed basement, providing exceptional space and functionality for family living. A spacious foyer greets you as you enter and leads to a bright front den that works beautifully as a home office, reading room, or quiet retreat. The formal dining room is ideal for hosting gatherings, while the well appointed kitchen features full height cabinetry, granite countertops, stainless steel appliances, a walk in pantry, and a sunny breakfast nook. The adjoining living room is warm and inviting with custom built ins and a gas fireplace. Upstairs you will find three generously sized bedrooms, including a spacious primary suite with a large walk in closet and a four piece ensuite featuring a standalone tub and tiled walk in shower. A convenient upper level laundry room adds practicality to everyday living. The fully finished basement offers excellent flexibility with two additional bedrooms, one currently used as a music room, a large family room perfect for movie nights or relaxing, a four piece bathroom, and additional storage space. This home has seen many thoughtful updates over the years. Hot water tanks were replaced in 2015, furnaces in 2019, and air conditioning was added in 2022. The roof was replaced in 2014 and most windows were replaced in 2024. All Poly B plumbing was fully replaced in December 2025 and new insulation was blown into the attic at the same time. Radon testing completed in 2018 showed low results and the home experienced no water issues during the 2013 flood. The private backyard offers a great space to enjoy summer with a deck and green space perfect for outdoor dining and relaxing. Located just minutes from the Bow River pathway system, downtown Calgary, schools, dog parks, and ...

4pc Bathroom 4.92 Ft x 9.50 Ft
4pc Bathroom 13.58 Ft x 15.17 Ft
Bedroom 11.25 Ft x 12.58 Ft
Bedroom 11.42 Ft x 14.25 Ft
Laundry room 7.17 Ft x 6.17 Ft
4pc Bathroom 8.58 Ft x 4.92 Ft

2pc Bathroom 5.75 Ft x 4.92 Ft
Breakfast 11.92 Ft x 6.00 Ft
Dining room 12.50 Ft x 13.17 Ft
Foyer 15.42 Ft x 12.75 Ft
Kitchen 11.92 Ft x 12.58 Ft
Living room 16.50 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 12.08 Ft x 12.17 Ft

Bedroom 13.33 Ft x 11.67 Ft

Recreational, Games room 17.00 Ft x 22.25 Ft

Other 7.17 Ft x 9.75 Ft

Office 14.42 Ft x 14.58 Ft

Primary Bedroom 14.42 Ft x 14.58 Ft