



1940 Broadview Road Calgary Alberta

\$829,900

Welcome to this beautifully maintained one-and-a-half storey home on a picturesque, tree-lined street in the heart of West Hillhurst—one of Calgary's most sought-after inner-city communities. Located just two blocks from the Bow River, this home offers incredible access to the city's extensive pathway system while being minutes from the vibrant shops, cafes, and restaurants of Kensington and a quick commute to downtown. Inside, the home blends timeless character with thoughtful updates. The renovated kitchen features high-gloss white cabinetry, a gas stove, and distinctive Vetrazzo recycled glass countertops—an eco-friendly surface known for both durability and style. The kitchen opens into a comfortable sitting area with a gas fireplace, creating a warm and functional space for everyday living or casual entertaining. The main floor also includes a formal living room and dining area, along with a versatile home office or den. A convenient powder room with laundry completes the level. Upstairs, natural light fills the space thanks to a skylight above the staircase. The upper floor offers a bright primary bedroom, a renovated four-piece bathroom, and a spacious second bedroom that opens onto a private rooftop patio—an ideal spot to enjoy morning coffee or unwind in the evening. The lower level provides additional flexibility with a third bedroom, a three-piece bathroom, generous storage, and a large open area ready to be customized to suit your needs. Notable upgrades include triple-pane Pella Lifestyle Series windows with built-in blinds on the main and upper floors, a high-efficiency furnace, newer siding, new sewer and water lines from the city main, and improved backyard drainage and landscaping. Smart home features include a Eufy security system with cameras and keyless entry, Lutron lighting switches, and a Nest thermostat. With its excellent location near the riv...

- Primary Bedroom 18.67 Ft x 12.83 Ft
- 3pc Bathroom 4.83 Ft x 6.75 Ft
- Bedroom 8.58 Ft x 15.17 Ft
- Bedroom 8.58 Ft x 14.17 Ft
- Recreational, Games room 8.58 Ft x 11.58 Ft
- 2pc Bathroom 6.42 Ft x 7.08 Ft

- Dining room 10.92 Ft x 14.67 Ft
- Family room 11.08 Ft x 9.83 Ft
- Kitchen 13.17 Ft x 13.33 Ft
- Living room 13.42 Ft x 11.50 Ft
- Office 7.50 Ft x 10.33 Ft
- 4pc Bathroom 6.33 Ft x 8.42 Ft

Listing Presented By:



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Den 12.33 Ft x 9.33 Ft

Bedroom 18.67 Ft x 9.17 Ft