

# \$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.

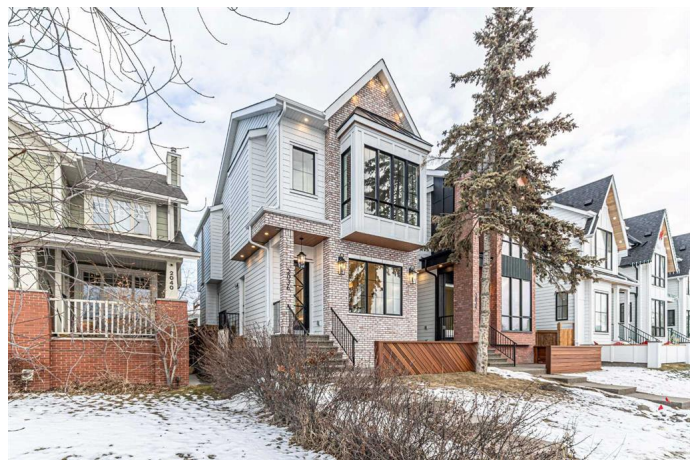
This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout where Gleaming natural oak

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, Humidifier, Microwave, Microwave Hood Fan, Range, Refrigerator, See Remarks, Washer,                                   |

|                 |  |
|-----------------|--|
|                 | Washer/Dryer Stacked                                     |
| Heating         | Central, In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Brick Facing, Gas, Mantle, 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 | 104             |
| Zoning         | r1              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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