

\$2,699,988 - 1910 Broadview Road Nw, Calgary

MLS® #A2136956

\$2,699,988

4 Bedroom, 5.00 Bathroom, 2,913 sqft
Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Every inch of this DETACHED INFILL has been thoughtfully designed, resulting in a breathtaking fusion of tradition & modernity that only MOON HOMES can achieve! This ULTRA-LUXURY home offers your family a unique lifestyle. West Hillhurst, & neighbouring Kensington, is home to your favourite eats like Hayden Block, The Continental, Oxbow, Pie Junkie, Vero Bistro, & Osteria. Catch an early afternoon class at Barre Belle, then grab a coffee & take a walk along the Bow River Pathway on your way home. After dinner, head over to Made by Marcus for an evening treat, only 10-min away along w/ Dairy Lane Cafe, Vintage Caffeine Co, & The Lodge at 1918. The Bow River Pathway system is a block South & Edworthy Park is only 5 min away. Highly commutable, youâ€™re close to 14th St, Crowchild Trail, & Memorial Dr! Situated on a large lot w/ SOUTH EXPOSURE, the curb appeal of this home is unlike any other, w/ full-height, arched windows set against a traditional exterior w/ curved concrete front patio, intricate moulding details, cast iron fencing, & concrete pillars. The breathtaking design continues through the French glass-panelled doors & into the foyer w/ views across the main floor & CURVED STAIRCASE! 10-ft ceilings & engineered hardwood flooring take you into the front office & elegant 2-pc powder room under an archway before heading into the dining room w/ ceiling-height windows & a custom coffee/wet bar w/ quartz counter. A luxurious 2-way gas



fireplace is shared by the dining room & living room, w/ an archway to the living room w/ a full wall built-in media centre & dual sliding glass doors to take you out to the large back deck. The unbelievable chef's kitchen features all the amenities you want in a designer home – custom cabinetry, endless quartz countertops, an oversized window above the dual undermount sink, a large central island w/ flawless quartz countertop, LED under-cabinet lighting, & a full walk-in pantry. The upgraded, premium S/S appliance package includes a gas range, built-in wall oven/microwave, French door fridge, & dishwasher. The mudroom is tucked away next to the side entrance, giving you direct access to the TRIPLE CAR GARAGE, w/ a built-in bench & a walk-in closet to keep everything organized. Upstairs, you're greeted by the large bonus room w/ stunning views of the arched windows. There are two junior suites, each w/ walk-in closets & modern 5-pc ensuites, & a laundry room w/ quartz folding counter & sink. Through French doors, the incredible primary suite features arched windows, a seating area, & an archway taking you to the dual walk-in closets & stunning 5-pc ensuite, featuring heated tile floors, a fully tiled walk-in steam shower w/ bench, a dual vanity w/ make-up area, & a freestanding soaker tub. Enjoy more living space in the basement w/ a large rec area, wet bar w/ island, walk-in wine room, home gym, fourth bedroom, & 4-pc bath! If you're looking for modern luxury in a statement house, this is the one for you!

Built in 2025

Essential Information

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|----------|-------------|
| MLS® # | A2136956 |
| Price | \$2,699,988 |
| Bedrooms | 4 |

| | |
|----------------|-------------|
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,913 |
| Acres | 0.11 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1910 Broadview Road Nw |
| Subdivision | West Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 3H7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 5 |
| Parking | Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Wet Bar, Wired for Data, Walk-In Closet(s) |
| Appliances | Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Range Hood |
| Heating | Forced Air |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Level, Rectangular Lot |
| Roof | Asphalt |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 11th, 2024 |
| Days on Market | 300 |
| Zoning | R-C2 |

Listing Details

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| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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