

\$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 22nd

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.

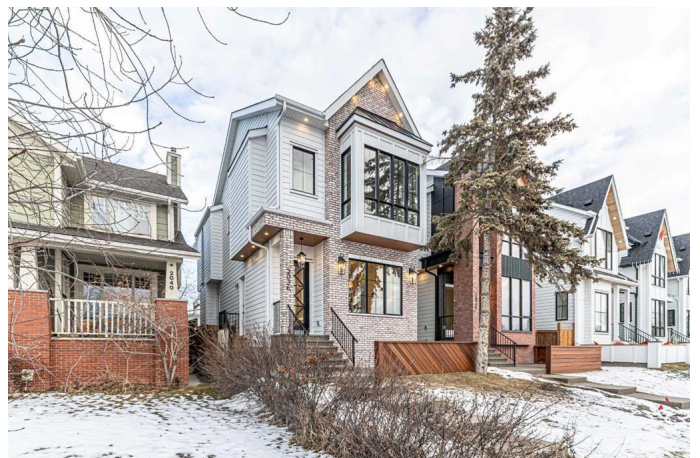
This home offers a unique blend of modern
elegance and functional craftsmanship. Enter
this custom designed home through the south

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, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Gas Water Heater,

	Humidifier, Range
Heating	Central, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Brick Facing, 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	108
Zoning	r1

Listing Details

Listing Office	URBAN-REALTY.ca
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