



GRASSROOTS
REALTY GROUP

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1726 Broadview Road NW
Calgary, Alberta

MLS # A2231765



\$835,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,117 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	China Cabinet in Dining Room		

This charming 2 $\frac{1}{2}$ storey home offers over 2,900 SF of beautifully developed living space—including a top-floor loft with private balcony. Ideally located across from a quiet park and playground, this inner-city gem is just a short stroll to the Bow River pathway, perfect for joggers, cyclists, or anyone who enjoys a more relaxed pace along the water. Trendy shops and restaurants are also within walking distance, and quick access to Memorial Drive and Kensington Road makes commuting downtown or escaping the city a breeze. Inside, the main floor features an open-concept layout with a bright living room anchored by a natural gas fireplace, a generous dining area, and a stylish galley kitchen with modern white cabinetry, white appliances (including built-in oven), a centre island with built-in electric range, and a dining nook. A rear door leads out to a spacious deck and concrete patio—ideal for summer entertaining. And there’s a detached double garage with alley access. Upstairs, the primary suite is a quiet oasis with vaulted ceiling, walk-in closet, 3-piece ensuite, a Juliette balcony and its own fireplace. A second bedroom, laundry and full 4-piece bathroom complete the second floor. On the top level, a sunny loft with private balcony offers flexibility as a home office, den, or guest room. The fully developed basement adds even more versatility, with a large rec room, an additional bedroom, and a 3-piece bathroom. Recent upgrades include newer carpet, the complete removal of Poly-B plumbing in favour of PEX, and a high-efficiency furnace installed in 2024. With its prime location and thoughtful updates, this is a rare opportunity to own a beautiful home in one of Calgary’s most desirable neighbourhoods.