



GRASSROOTS
REALTY GROUP

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1914 Broadview Road NW
Calgary, Alberta

MLS # A2239424



\$1,399,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, Kitchen Island		

Inclusions: N/A

Nestled in the vibrant community of West Hillhurst, this beautifully maintained home sits on a generous 37.5 ft lot and features a rare triple-car garage, a charming front porch, and a fully developed basement—offering space, style, and functionality for the whole family. Step inside to a spacious foyer that opens into a bright front den, perfect for a home office or cozy library. The formal dining room is ideal for entertaining, while the modern kitchen boasts full-height cabinetry, granite countertops, stainless steel appliances, a walk-in pantry, and a sunny breakfast nook. The inviting living room features custom built-ins and a gas fireplace, creating a warm and welcoming space. Upstairs, you’ll find three generously sized bedrooms, including a primary suite complete with a large walk-in closet and a 4-piece ensuite, a standalone tub, and a tiled walk-in shower. A convenient upstairs laundry room adds everyday ease. The finished basement offers incredible versatility, with two additional bedrooms (one currently used as a music room), a spacious family room perfect for movie nights, a 4-piece bathroom, and storage. Enjoy summer days in your private backyard, featuring a deck and green space, ideal for outdoor dining and relaxing. Additional highlights include newer air conditioning, updated windows, and a location just minutes from the Bow River pathways, downtown Calgary, schools, dog parks, and the vibrant amenities of Kensington. This home is the perfect blend of comfort, convenience, and community living—don’t miss your chance to make it yours.