



GRASSROOTS
REALTY GROUP

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**2022 Broadview Road NW
Calgary, Alberta**

MLS # A2262616



\$949,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, See Remarks, Vi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Front-row views across from a sprawling soccer field with sweeping vistas of the Bow River and Calgary's West End skyline. This detached home offers exceptional curb appeal and meticulous landscaping front and back — featuring synthetic grass, natural boulders, and a sunny south-facing front patio with gas fire pit. Inside, you'll find a bright and spacious layout that shows like new. The front living and dining rooms are bathed in natural light and finished with onsite hardwood, fresh white paint, and stylish lighting. The renovated kitchen boasts quartz counters, quality cabinetry, and an upgraded appliance package. A cozy rear family room with gas fireplace and built-ins opens to the backyard and double garage. The newly finished lower level impresses with high ceilings, large above-grade windows, a sprawling rec room, with a corner gas fireplace and wet bar. There is an elegant full bath, and a spacious bedroom. With a total of 4 bedrooms and 3.5 baths, the upper level showcases a primary suite with skyline views, dual closets, and a sitting nook. Fresh paint, new carpet, upper laundry, skylight, and built-in speakers complete this standout home — steps to Kensington, parks, cafes, and the river pathways.