



**GRASSROOTS**  
REALTY GROUP

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**2113 Broadview Road NW**  
**Calgary, Alberta**

**MLS # A2262956**



**\$875,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,881 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Located on beautiful Broadview Road in the mature community of West Hillhurst, this beautifully updated 3 bedroom home offers over 2700 sq ft of living space & SUNNY SOUTH BACK YARD. The open main level presents hardwood floors & plenty of natural light, showcasing living & dining areas that are separated by a cozy fireplace plus kitchen that's nicely finished with island/eating bar plus plenty of storage & counter space. A private den/office is tucked away just off the foyer & a perfect work from home space. Completing the main level is a mudroom & updated 2 piece powder room. The second level hosts 3 bedrooms, a small den/office space & 5 piece Jack & Jill bath. The spacious primary bedroom boasts a walk-in closet & private piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development includes a recreation room, fourth bedroom & lovely 3 piece bath with laundry room & ample storage. Other notable features include a high efficiency furnace (2024), triple pane windows, high-end door locks & carpeting (all in 2025). Also enjoy the beautiful south back yard with deck & access to the double detached garage. The prime location can't be beat & close to scenic Bow River pathways, parks, schools, public transit, SAIT, U of C & easy access to downtown via Memorial Drive. Immediate possession is available!