



**1940 Broadview Road NW
Calgary, Alberta**

MLS # A2289353



\$829,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,690 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Views		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Eufy Security Cameras and Keyless Entry

Welcome to this beautifully maintained one-and-a-half storey home on a picturesque, tree-lined street in the heart of West Hillhurst—one of Calgary’s most sought-after inner-city communities. Located just two blocks from the Bow River, this home offers incredible access to the city’s extensive pathway system while being minutes from the vibrant shops, cafés, and restaurants of Kensington and a quick commute to downtown. Inside, the home blends timeless character with thoughtful updates. The renovated kitchen features high-gloss white cabinetry, a gas stove, and distinctive Vetrazzo recycled glass countertops—an eco-friendly surface known for both durability and style. The kitchen opens into a comfortable sitting area with a gas fireplace, creating a warm and functional space for everyday living or casual entertaining. The main floor also includes a formal living room and dining area, along with a versatile home office or den. A convenient powder room with laundry completes the level. Upstairs, natural light fills the space thanks to a skylight above the staircase. The upper floor offers a bright primary bedroom, a renovated four-piece bathroom, and a spacious second bedroom that opens onto a private rooftop patio—an ideal spot to enjoy morning coffee or unwind in the evening. The lower level provides additional flexibility with a third bedroom, a three-piece bathroom, generous storage, and a large open area ready to be customized to suit your needs. Notable upgrades include triple-pane Pella Lifestyle Series windows with built-in blinds on the main and upper floors, a high-efficiency furnace, newer siding, new sewer and water lines from the city main, and improved backyard drainage and landscaping. Smart home features include a Eufy security system with cameras and keyless entry, Lutron lighting switches,

and a Nest thermostat. With its excellent location near the river pathways, parks, top schools, and the energy of Kensington, this move-in ready home offers the perfect balance of inner-city convenience and neighbourhood charm.