



**1914 Broadview Road NW
Calgary, Alberta**

MLS # A2292394



\$1,375,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	1998 (28 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:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, Kitchen Island		

Inclusions: NA

Set on a generous 37.5 ft lot in the sought after community of West Hillhurst, this well cared for home offers a rare triple car garage, a welcoming front porch, and a fully developed basement, providing exceptional space and functionality for family living. A spacious foyer greets you as you enter and leads to a bright front den that works beautifully as a home office, reading room, or quiet retreat. The formal dining room is ideal for hosting gatherings, while the well appointed kitchen features full height cabinetry, granite countertops, stainless steel appliances, a walk in pantry, and a sunny breakfast nook. The adjoining living room is warm and inviting with custom built ins and a gas fireplace. Upstairs you will find three generously sized bedrooms, including a spacious primary suite with a large walk in closet and a four piece ensuite featuring a standalone tub and tiled walk in shower. A convenient upper level laundry room adds practicality to everyday living. The fully finished basement offers excellent flexibility with two additional bedrooms, one currently used as a music room, a large family room perfect for movie nights or relaxing, a four piece bathroom, and additional storage space. This home has seen many thoughtful updates over the years. Hot water tanks were replaced in 2015, furnaces in 2019, and air conditioning was added in 2022. The roof was replaced in 2014 and most windows were replaced in 2024. All Poly B plumbing was fully replaced in December 2025 and new insulation was blown into the attic at the same time. Radon testing completed in 2018 showed low results and the home experienced no water issues during the 2013 flood. The private backyard offers a great space to enjoy summer with a deck and green space perfect for outdoor dining and relaxing. Located just minutes from the Bow River pathway system, downtown Calgary, schools, dog parks, and the

shops and restaurants of Kensington, this home combines comfort, space, and an unbeatable inner city location.