



1929 Broadview Road NW
Calgary, Alberta

MLS # A2304452



\$799,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	672 sq.ft.	Age:	1947 (79 yrs old)
Beds:	4	Baths:	1
Garage:	None		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: -

This prime 41'x125' lot with a south backyard offers excellent potential to build on an established, highly sought-after street. Nestled in a family-friendly community, it's ideal for outdoor enthusiasts with the Bow River Pathway just moments away. Enjoy Kensington, the neighbourhood's go-to for local shops, cafes, dining, and culture, while benefiting from easy access to transit and downtown, as well as a quick escape to the mountains. This property is being offered primarily for land value, with no value attributed to the existing structure. The home is currently tenant-occupied, and the tenant is willing to remain.