

# \$1,349,999 - 2036 Broadview Road Nw, Calgary

MLS® #A2200584

**\$1,349,999**

5 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

\*\*\* Open House Saturday July 5th

1:30-3:30pm\*\*\*Welcome home to an

exceptional new build by inner city Master  
Builder Palatial homes Ltd. Located across

from green space and only a block away from  
the Bow river walking/biking path network in a  
very desirable community of West Hillhurst.

This home offers a unique blend of modern  
elegance and functional craftsmanship. Enter  
this custom designed home through the south

facing front door into bright and open main  
floor layout where Gleaming natural oak

Herringbone hardwood will steal your breath  
away. Central Gourmet chef-inspired kitchen  
with High end Jenn-Air appliances and

Porcelain(not quartz or granite) countertops  
with plenty of cabinetry and storage. Cozy  
living room with natural gas fireplace and

built-in is perfect for everyday family living and  
holiday gatherings. Extra large tile floored  
Mudroom is meticulously positioned to keep

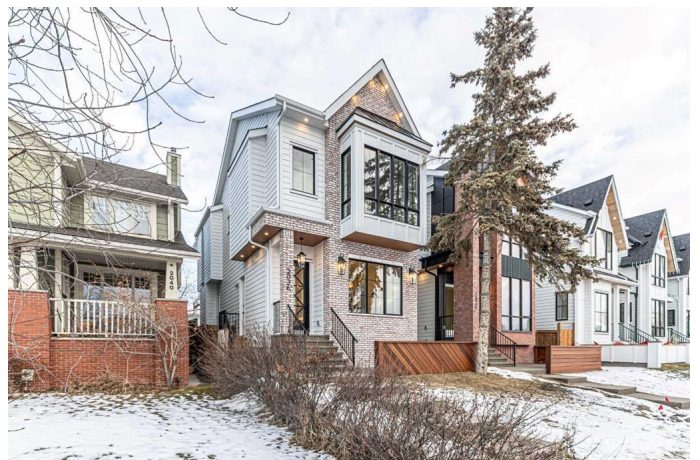
muddy and snowy shoes out of sight. Upstairs  
offers 3 very good sized bedrooms. The  
luxurious master ensuite offers spa-like private

retreat with in-floor heating, porcelain  
countertop double sink vanity , freestanding  
bath tub and walk-in tile finished shower.

Private toilet. Inconspicuous fully finished 2  
bedroom legal basement suite provides extra  
space for growing family among many other

options. Exterior is fully finished with hardie  
board and stone. Sunny south facing, partially  
enclosed patio is perfect for evening hangouts.

Double detached rear car garage. Fully



landscaped. Call or email for more information.

Built in 2024

**Essential Information**

MLS® #	A2200584
Price	\$1,349,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,029
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2036 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3H8

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, No Animal Home, Separate Entrance, Walk-In Closet(s)
Appliances	Dryer, Gas Range, Microwave, Range, Refrigerator, Washer, Gas Water Heater, Humidifier, Microwave Hood Fan, See Remarks, Washer/Dryer

	Stacked
Heating	Forced Air, Natural Gas, Central, Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, Gas, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Back Lane, City Lot, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	March 9th, 2025
Days on Market	117
Zoning	r1

## Listing Details

Listing Office	URBAN-REALTY.ca
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