

\$849,888 - 1726 Broadview Road Nw, Calgary

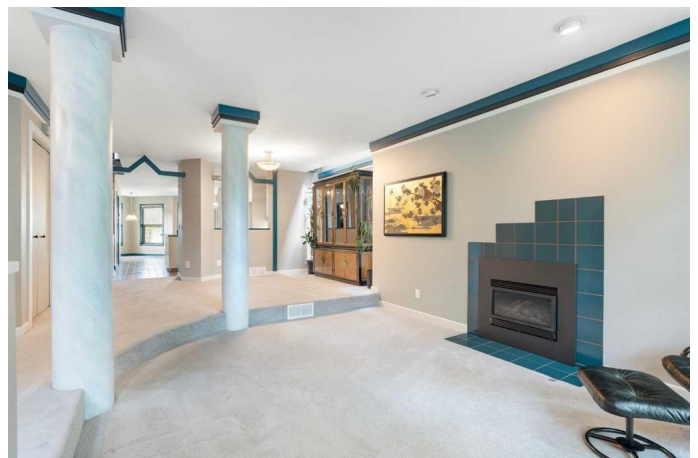
MLS® #A2231765

\$849,888

3 Bedroom, 4.00 Bathroom, 2,117 sqft
Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

This charming 2½ storey home offers over 2,900 SF of beautifully developed living space—including a top-floor loft with private balcony. Ideally located across from a quiet park and playground, this inner-city gem is just a short stroll to the Bow River pathway, perfect for joggers, cyclists, or anyone who enjoys a more relaxed pace along the water. Trendy shops and restaurants are also within walking distance, and quick access to Memorial Drive and Kensington Road makes commuting downtown or escaping the city a breeze. Inside, the main floor features an open-concept layout with a bright living room anchored by a natural gas fireplace, a generous dining area, and a stylish galley kitchen with modern white cabinetry, white appliances (including built-in oven), a centre island with built-in electric range, and a dining nook. A rear door leads out to a spacious deck and concrete patio—ideal for summer entertaining. And there's a detached double garage with alley access. Upstairs, the primary suite is a quiet oasis with vaulted ceiling, walk-in closet, 3-piece ensuite, a Juliette balcony and its own fireplace. A second bedroom, laundry and full 4-piece bathroom complete the second floor. On the top level, a sunny loft with private balcony offers flexibility as a home office, den, or guest room. The fully developed basement adds even more versatility, with a large rec room, an additional bedroom, and a 3-piece bathroom. Recent upgrades include newer carpet, the



complete removal of Poly-B plumbing in favour of PEX, and a high-efficiency furnace installed in 2024. With its prime location and thoughtful updates, this is a rare opportunity to own a beautiful home in one of Calgary’s most desirable neighbourhoods.

Built in 1989

Essential Information

MLS® #	A2231765
Price	\$849,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,117
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	1726 Broadview Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Garburator, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Electric Range
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 26th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.