

# \$2,595,000 - 1910 Broadview Road Nw, Calgary

MLS® #A2233853

**\$2,595,000**

4 Bedroom, 5.00 Bathroom, 2,941 sqft

Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

**\*ALMOST COMPLETE!!\* \*VISIT**

**MULTIMEDIA LINK FOR FULL DETAILS &**

**FLOORPLANS!\* Brand-new, gorgeous**

estate-level detached infill by Moon Homes in the heart of West Hillhurst arriving fall 2025.

Situated on an oversized 37' x 125' lot along a

quiet, tree-lined street, this executive

residence offers over 4,200 sq ft of fully

developed living space. Showcasing timeless

architecture, refined craftsmanship, and

thoughtful design throughout, this home is set

to redefine luxury living. The stunning exterior

commands attention with its full-height arched

windows, curved concrete front porch, and

elegant cast-iron fencing. Double French doors

lead into a spectacular main floor with 10ft

ceilings and engineered hardwood flooring

throughout. An archway leads to a private front

office, while an elegant 2pc powder room is

tucked discreetly off the foyer. Ideal for

hosting, the formal dining room features

floor-to-ceiling windows and a custom wet bar

and coffee station. A 2-way gas fireplace

connects the dining and living rooms. The

living room centres on a built-in entertainment

unit. Dual sliding glass doors open to a large

rear deck. At the heart of the home is a

designer kitchen featuring custom cabinetry

with under-cabinet lighting, an oversized

central island with bar seating, and a premium

stainless steel appliance package. A massive

rear-facing window fills the space with natural

light, while a dedicated pantry with built-in

storage and a mudroom with a built-in bench,



walk-in closet, and access to the triple detached garage complete the main floor. Upstairs, 9ft ceilings and oversized windows continue the elegance throughout. A central bonus room offers flexible living space, while two junior suites each feature walk-in closets and 4pc ensuites. The primary suite is a luxurious retreat, complete with French doors, a dedicated lounge area, expansive arched windows, and dual walk-through closets with built-ins and sliding barn doors. The spa-inspired 5pc ensuite features heated tile floors, dual vanities with a make-up station, a freestanding soaker tub, a fully tiled curbless steam shower, and a private water closet. The formal laundry room with side-by-side appliances, upper cabinetry, a quartz folding counter, and a sink completes the upper floor. The fully developed basement includes a spacious rec room, custom wet bar with quartz counters, central island, built-in cabinetry, and beverage fridge, plus a walk-in wine room. A dedicated home gym or flex space, a 4th bedroom, and a full 4pc bathroom complete this level. Located just steps from the Bow River Pathways and only minutes to Kensington, Edworthy Park, and many local favourites, this home also provides quick access to top schools, downtown, the U of C, SAIT, Foothills Medical Centre, and major roads including Crowchild Trail and Memorial Drive. Don't miss your chance to own this one-of-a-kind luxury home in a sought-after inner-city community! Home is currently under construction and will be completed within 30 days.

Built in 2025

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2233853    |
| Price    | \$2,595,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,941       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1910 Broadview Road Nw |
| Subdivision | West Hillhurst         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 3H7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Chandelier, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Wet Bar, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Washer/Dryer, Built-In Refrigerator, Built-In Oven, Gas Cooktop, Range Hood                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                    |
| Cooling           | Rough-In                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                          |
| Fireplaces        | Gas, See Through                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                             |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Lane, Rectangular Lot        |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Wood Frame, See Remarks |
| Foundation        | Poured Concrete                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 88              |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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