

\$949,900 - 2022 Broadview Road Nw, Calgary

MLS® #A2262616

\$949,900

4 Bedroom, 4.00 Bathroom, 1,912 sqft

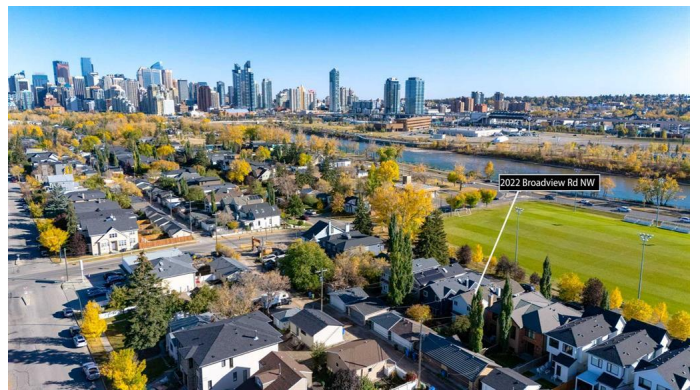
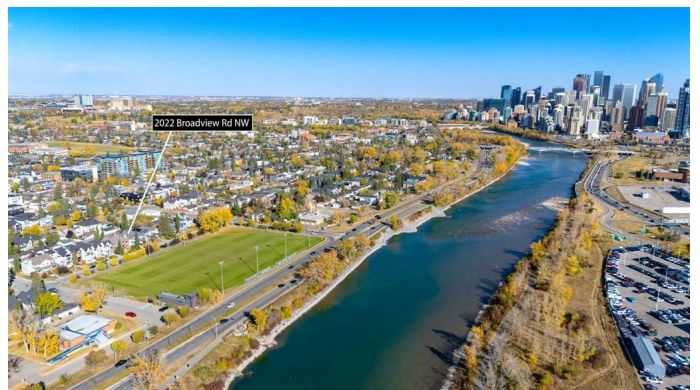
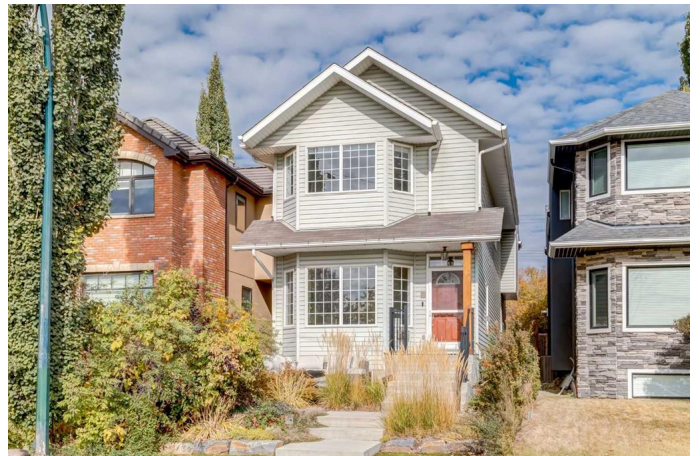
Residential on 0.01 Acres

West Hillhurst, Calgary, Alberta

Front-row views across from a sprawling soccer field with sweeping vistas of the Bow River and Calgary's West End skyline. This detached home offers exceptional curb appeal and meticulous landscaping front and back – featuring synthetic grass, natural boulders, and a sunny south-facing front patio with gas fire pit. Inside, you'll find a bright and spacious layout that shows like new. The front living and dining rooms are bathed in natural light and finished with onsite hardwood, fresh white paint, and stylish lighting. The renovated kitchen boasts quartz counters, quality cabinetry, and an upgraded appliance package. A cozy rear family room with gas fireplace and built-ins opens to the backyard and double garage. The newly finished lower level impresses with high ceilings, large above-grade windows, a sprawling rec room, with a corner gas fireplace and wet bar. There is an elegant full bath, and a spacious bedroom. With a total of 4 bedrooms and 3.5 baths, the upper level showcases a primary suite with skyline views, dual closets, and a sitting nook. Fresh paint, new carpet, upper laundry, skylight, and built-in speakers complete this standout home – steps to Kensington, parks, cafes, and the river pathways.

Built in 1995

Essential Information



MLS® #	A2262616
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,912
Acres	0.01
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2022 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3H8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.