

# \$875,000 - 2113 Broadview Road Nw, Calgary

MLS® #A2262956

**\$875,000**

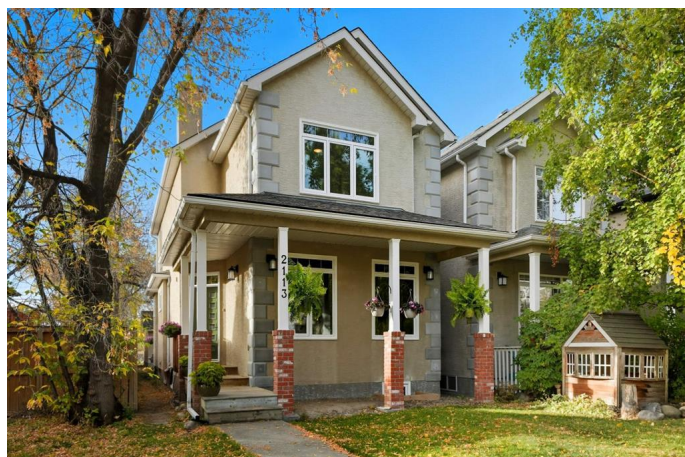
4 Bedroom, 4.00 Bathroom, 1,881 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Located on beautiful Broadview Road in the mature community of West Hillhurst, this beautifully updated 3 + 1 bedroom home offers over 2700 sq ft of living space & SUNNY SOUTH BACK YARD. The open main level presents hardwood floors & plenty of natural light, showcasing living & dining areas that are separated by a cozy fireplace plus kitchen that's nicely finished with island/eating bar plus plenty of storage & counter space. A private den/office is tucked away just off the foyer – a perfect work from home space. Completing the main level is a mudroom & updated 2 piece powder room. The second level hosts 3 bedrooms, a small den/office space & 5 piece Jack & Jill bath. The spacious primary bedroom boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development includes a recreation room, fourth bedroom, lovely 3 piece bath, laundry room & ample storage. Other notable features include a high efficiency furnace (2024), triple pane windows, high-end door locks & carpeting (all in 2025). Also enjoy the beautiful south back yard with deck & access to the double detached garage. The prime location can't be beat – close to scenic Bow River pathways, parks, schools, public transit, SAIT, U of C & easy access to downtown via Memorial Drive. Immediate possession is available!

Built in 1998



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262956               |
| Price          | \$875,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,881                  |
| Acres          | 0.07                   |
| Year Built     | 1998                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2113 Broadview Road Nw |
| Subdivision | West Hillhurst         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 3J1                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Recessed Lighting, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings                                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                                                                    |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                  |
| Lot Description   | Back Lane, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Brick, Stucco, Wood Frame                       |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 7                 |
| Zoning         | R-CG              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.