

\$1,799,900 - 1807 Broadview Road Nw, Calgary

MLS® #A2232881

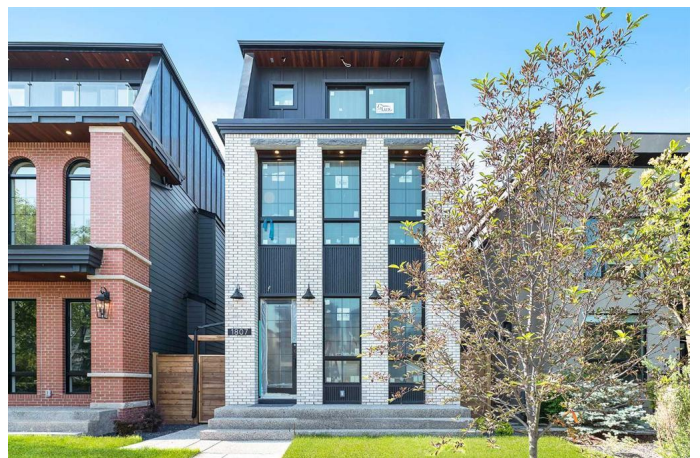
\$1,799,900

4 Bedroom, 5.00 Bathroom, 2,548 sqft

Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

Located on sought-after Broadview Road in the inner-city community of Hillhurst, this brand new 3+1 bedroom home with CITY & RIVER VIEWS, built by D & M Custom Homes, offers nearly 3400 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area & kitchen that's beautifully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching feature fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 2 spacious bedrooms plus a laundry room with sink & storage is conveniently situated in the hallway. On the third level, the primary retreat is a true private oasis boasting a large bedroom with access to the north balcony with city vistas, two custom walk-in closets & opulent 5 piece ensuite featuring heated floors, gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. A second south facing balcony with city & Bow River views is accessed just down the hall. Basement development includes roughed-in in-floor heat, a spacious family/media room with wetbar, fourth bedroom & 3 piece bath. Other notable features include roughed-in air conditioning & built-in speakers throughout. Outside, enjoy



the sunny south back yard with patio & access to the double detached garage. This stunning home is located just blocks to scenic Bow River pathways & close to trendy Kensington, Riley Park, SAIT, U of C, schools, shopping & is walking distance to the downtown core.

Built in 2025

Essential Information

MLS® #	A2232881
Price	\$1,799,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,548
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	1807 Broadview Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double
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	Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator

Heating	In Floor, Forced Air
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Cooling	Rough-In
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Brick, Composite Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	June 19th, 2025
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Days on Market	2
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Zoning	R-CG
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Listing Details

Listing Office	RE/MAX First
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