

# \$845,000 - 1940 Broadview Road Nw, Calgary

MLS® #A2220005

**\$845,000**

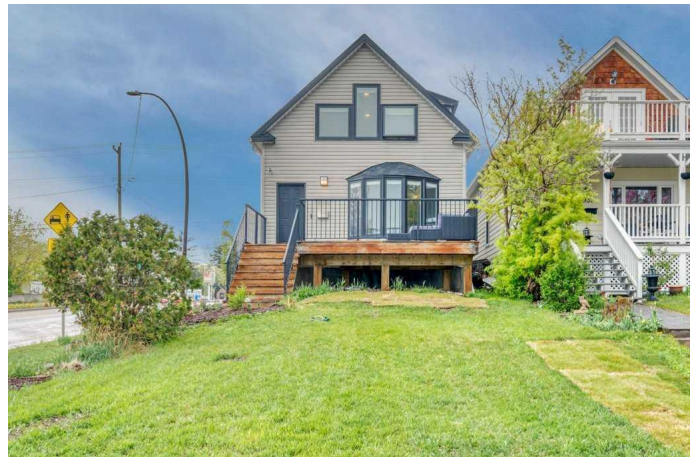
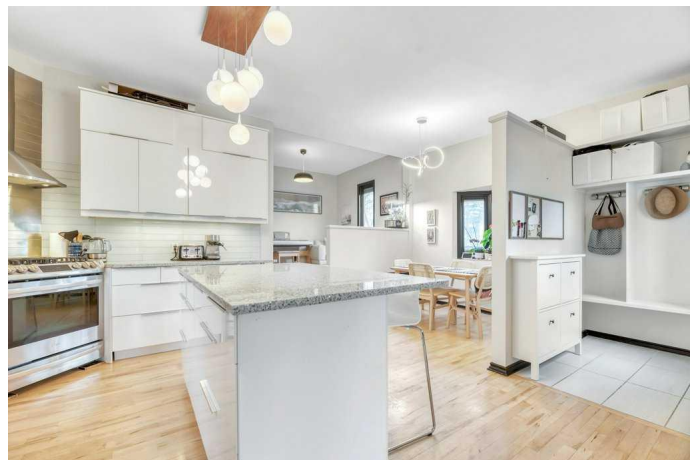
4 Bedroom, 3.00 Bathroom, 1,689 sqft  
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

This refined one-and-a-half storey home combines timeless design with thoughtful updates, ideally situated on one of Calgary's most desirable streets. The beautifully renovated kitchen features high-gloss white cabinetry, a gas stove, and stunning Vetrazzo recycled glass countertops—durable, unique, and eco-friendly. It flows seamlessly into a cozy sitting room with a gas fireplace, creating an inviting and functional space for everyday living.

The main floor also includes a formal living room, dining area, den, and a convenient powder room with main floor laundry. A skylight brightens the stairwell as you head upstairs, where you'll find a primary bedroom filled with natural light, another skylight, a fully renovated 4-piece bathroom, and a spacious second bedroom with direct access to a private rooftop patio.

The lower level offers even more versatility, featuring a third bedroom, a 3-piece bathroom, a large storage room, and an open area ready for your personal touch. The home has been freshly painted (2024) and shows pride of ownership throughout, with thoughtful updates over the years including triple-pane Pella Lifestyle Series windows with built-in blinds on the main and upper floors (2018/2022), newer kitchen appliances (2018), newer siding (2015), and a high efficient furnace. Additional value-added upgrades include the full replacement of the sewer and water lines



from the city main connection to the home, new drainage and landscaping in the backyard, and a fully integrated Eufy smart security system with multiple exterior cameras and keyless entry. Smart lighting switches (Lutron, 2023) and a Nest thermostat (2017) complete the home's tech-savvy touches. Located within walking distance to downtown, Kensington, the Bow River pathway system, schools, and some of Calgary's best restaurants and cafes, this home offers an exceptional lifestyle in one of the city's most vibrant and established communities. Don't miss your chance to make this West Hillhurst gem your own.

Built in 1912

**Essential Information**

MLS® #	A2220005
Price	\$845,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,689
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	1940 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H7

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	36
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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