

# \$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

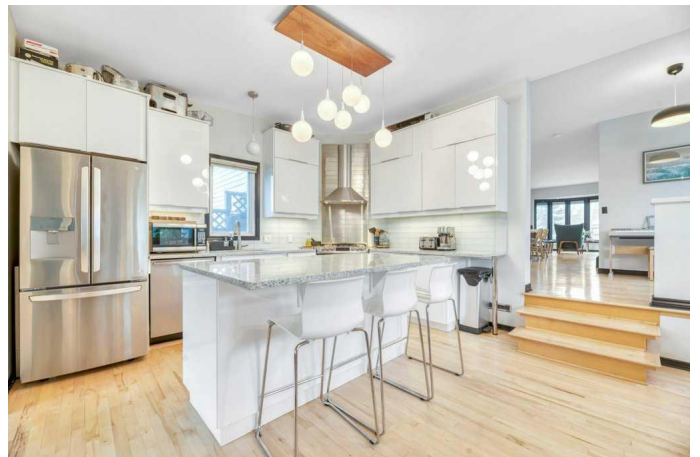
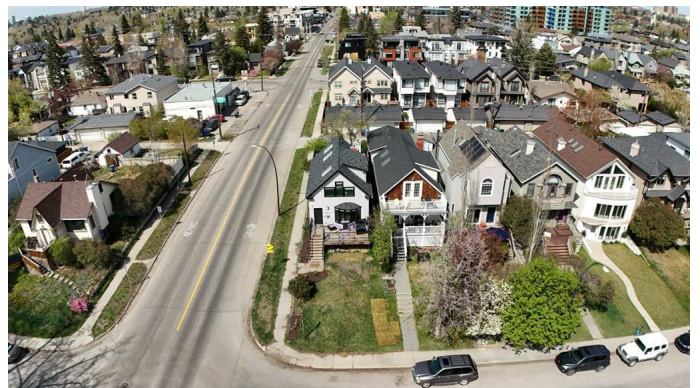
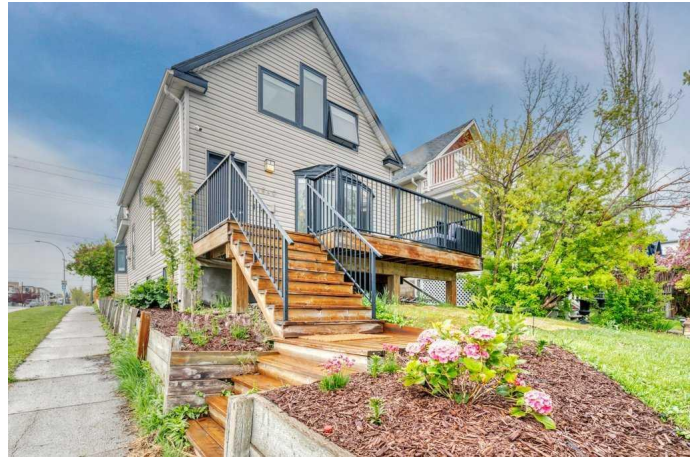
Welcome to this beautifully cared-for one-and-a-half storey home in the heart of West Hillhurst—offering timeless design, thoughtful updates, and an unbeatable location. Set on a picturesque, tree-lined street just two blocks from the Bow River, this home provides easy access to Calgary's top pathway networks, vibrant restaurants, local shops, and quick routes in and out of the city.

Inside, the renovated kitchen is a standout with high-gloss white cabinetry, gas stove, and stunning Vetrasso recycled glass countertops—durable, eco-friendly, and full of character. It opens into a cozy sitting room with a gas fireplace, creating a perfect flow for everyday living and entertaining. The main level also features a formal living room, dining area, home office/den, and a powder room with laundry.

Upstairs, you'll find a bright and airy primary bedroom, renovated 4-piece bath, and a spacious second bedroom with access to a private rooftop patio. A skylight above the stairs fills the upper level with natural light.

The lower level offers even more flexibility with a third bedroom, 3-piece bathroom, generous storage, and a large open area ready for your personal touch.

Notable upgrades include:



Triple-pane Pella Lifestyle Series windows with built-in blinds (main and upper floors)

High-efficiency furnace, newer siding, newer appliances

New sewer and water lines from the city main

Upgraded backyard drainage and landscaping

Eufy smart home security system with cameras and keyless entry

Lutron smart lighting switches and Nest thermostat

This is a move-in-ready home that's full of warmth, functionality, and long-term value—perfectly positioned in one of Calgary's most desirable inner-city communities.

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 | 54             |
| Zoning         | R-CG           |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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