

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

MLS® #A2262956

\$875,000

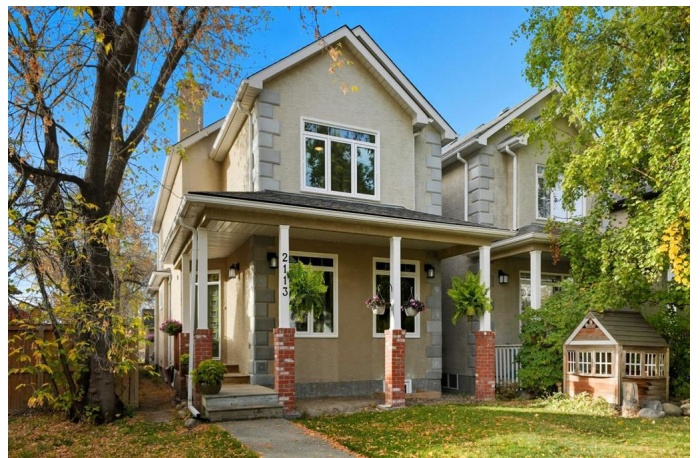
3 Bedroom, 4.00 Bathroom, 1,881 sqft

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 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 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	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,881
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
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, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
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, Rectangular Lot, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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