

# \$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

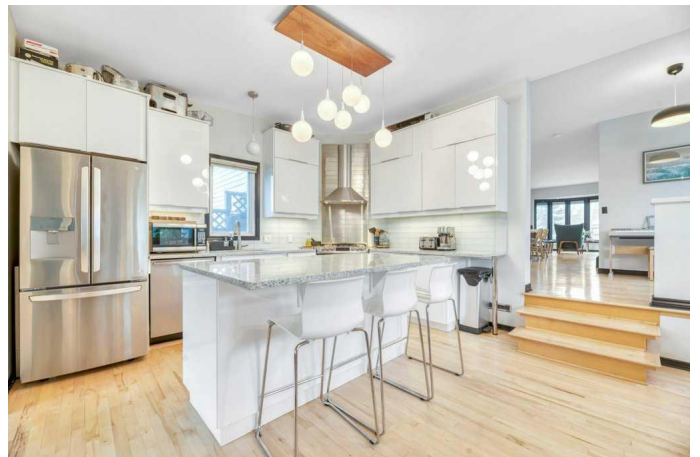
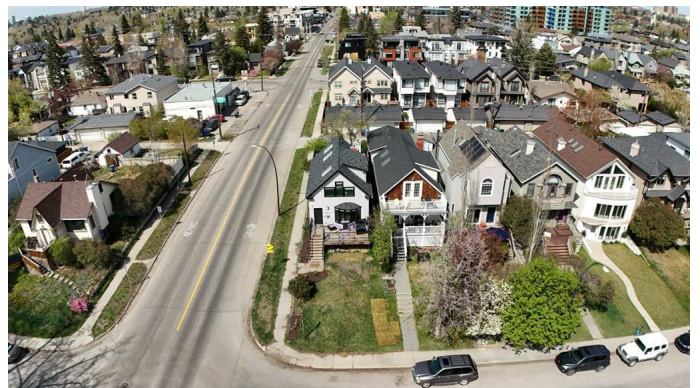
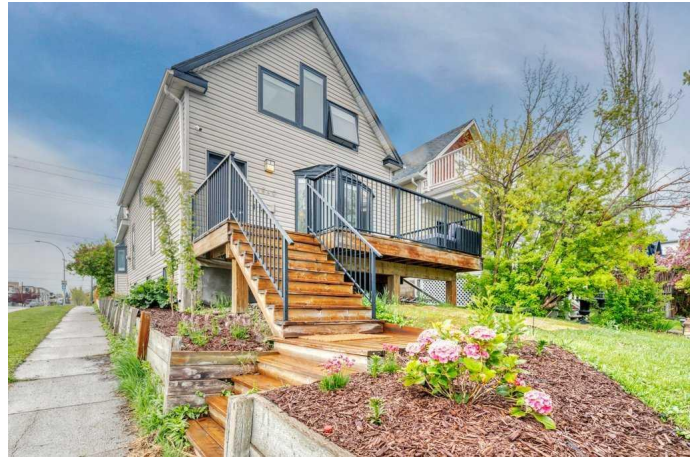
Welcome to this beautifully cared-for one-and-a-half storey home in the heart of West Hillhurst—offering timeless design, thoughtful updates, and an unbeatable location. Set on a picturesque, tree-lined street just two blocks from the Bow River, this home provides easy access to Calgary's top pathway 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 Vetrazzo 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	63
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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