\$835,000 - 1726 Broadview Road Nw, Calgary

MLS® #A2231765

\$835,000

3 Bedroom, 4.00 Bathroom, 2,117 sqft Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

This charming 2½ storey home offers over 2,900 SF of beautifully developed living spaceâ€"including a top-floor loft with private balcony. Ideally located across from a quiet park and playground, this inner-city gem is just a short stroll to the Bow River pathway, perfect for joggers, cyclists, or anyone who enjoys a more relaxed pace along the water. Trendy shops and restaurants are also within walking distance, and quick access to Memorial Drive and Kensington Road makes commuting downtown or escaping the city a breeze. Inside, the main floor features an open-concept layout with a bright living room anchored by a natural gas fireplace, a generous dining area, and a stylish galley kitchen with modern white cabinetry, white appliances (including built-in oven), a centre island with built-in electric range, and a dining nook. A rear door leads out to a spacious deck and concrete patioâ€"ideal for summer entertaining. And there's a detached double garage with alley access. Upstairs, the primary suite is a quiet oasis with vaulted ceiling, walk-in closet, 3-piece ensuite, a Juliette balcony and its own fireplace. A second bedroom, laundry and full 4-piece bathroom complete the second floor. On the top level, a sunny loft with private balcony offers flexibility as a home office, den, or guest room. The fully developed basement adds

even more versatility, with a large rec room, an additional bedroom, and a 3-piece bathroom. Recent upgrades include newer carpet, the







complete removal of Poly-B plumbing in favour of PEX, and a high-efficiency furnace installed in 2024. With its prime location and thoughtful updates, this is a rare opportunity to own a beautiful home in one of Calgary's most desirable neighbourhoods.

Built in 1989

Essential Information

MLS® # A2231765 Price \$835,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,117 Acres 0.07 Year Built 1989

Type Residential Sub-Type Detached

Style 2 and Half Storey

Status Active

Community Information

Address 1726 Broadview Road Nw

Subdivision Hillhurst
City Calgary
County Calgary
Province Alberta
Postal Code T2N 3H3

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear, On Street

of Garages 2

Interior

Interior Features Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking

Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Appliances Built-In Electric Range, Built-In Oven, Dishwasher, Garage Control(s),

Garburator, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas, High Efficiency

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Gas, Living Room, Master Bedroom

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Wood

Additional Information

Date Listed June 26th, 2025

Days on Market 75

Zoning R-CG

Listing Details

Listing Office Royal LePage Benchmark

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