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

MLS® #A2262956

\$875,000

4 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 + 1 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 â€" 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 5 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 â€" 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!







Essential Information

MLS® # A2262956 Price \$875,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,881 Acres 0.07 Year Built 1998

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

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, Skylight(s), Vaulted

Ceiling(s), Walk-In Closet(s), Recessed Lighting, Soaking Tub

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, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 7th, 2025

Days on Market 9

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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