



GRASSROOTS

REALTY GROUP

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**1910 Broadview Road NW
Calgary, Alberta**

MLS # A2298662



\$2,399,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,925 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Over 4,200 sq ft of meticulously curated living space defines this exceptional estate by Moon Homes, where architectural elegance and elevated design come together in the heart of West Hillhurst. From the moment you arrive, the home makes a striking impression with full-height arched windows, a curved concrete front porch, elegant cast-iron fencing, and a beautifully illuminated exterior. The front steps are fully lit, while the signature front arch is softly illuminated, creating a dramatic presence day and night. Step inside to a breathtaking foyer anchored by a showpiece spiral staircase that immediately captures attention. Rich white oak paneling, extensive wainscoting, and elegant archways create a refined, cohesive aesthetic throughout. The main floor is designed for both grand entertaining and everyday luxury, featuring 10ft ceilings and engineered hardwood flooring. A private front office with custom built-in shelving and a large sun-filled window offers an ideal workspace. The formal dining area, framed by floor-to-ceiling windows, connects seamlessly to a custom wet bar and coffee station, while a stunning two-way gas fireplace elegantly divides the dining and living spaces. The living room is centred around a built-in feature wall and opens through dual sliding doors to the rear deck. At the heart of the home, the designer kitchen showcases custom cabinetry, a custom-crafted quartz island, quartz sink, and a striking quartz range hood. A premium appliance package and under-cabinet lighting elevate both form and function, while a large rear window fills the space with natural light. The mudroom offers built-in storage, coat closets, and direct access to a fully outfitted pantry with built-ins, leading to the triple detached garage. Upstairs, 9ft ceilings and oversized windows continue the sense of openness. A central bonus room provides flexible living

space, while all bedrooms feature their own private ensuites. The primary retreat offers French doors, a private lounge area, and downtown views. Dual walk-through his-and-hers closets lead to a spa-inspired ensuite with heated floors, dual vanities, a freestanding soaker tub, and a fully tiled steam shower. The upper laundry room includes raised washer and dryer, quartz counters, upper cabinetry, and a sink for added convenience. The fully developed lower level features a spacious rec room, custom wet bar with quartz counters and island, built-in cabinetry, beverage fridge, and a walk-in wine room. A dedicated gym or flex space, an additional bedroom, and a full bathroom complete this level. Two furnaces provide efficient climate control for both upper levels and basement. Located steps from the Bow River pathways and minutes to Kensington, Edworthy Park, top schools, downtown, U of C, SAIT, and Foothills Hospital, with quick access to Crowchild Trail and Memorial Drive. A rare opportunity to own a truly refined inner-city estate crafted with precision and intention.