



2234 Broadview Road NW
Calgary, Alberta

MLS # A2306997



\$925,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,945 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: NA

Judicial Sale & Sold As Is/Where Is. This is a custom-built 2-storey home located in the highly desirable inner city community of West Hillhurst, just minutes from downtown and steps from the Bow River pathway system. Located on a quiet, tree lined street, this home offers a functional and well designed layout with upscale finishings throughout. The main level features 9' ceilings, hardwood flooring, and a spacious great room complete with a feature wall and gas fireplace. The kitchen features granite countertops, with matching finishes carried through to the bathrooms. A versatile main floor den/flex room provides ideal space for a home office or additional living area. There is a finished basement. Upstairs, you'll find three bedrooms, including a generously sized primary suite with a 5piece ensuite. Enjoy the fully fenced yard, rear deck, and double detached garage, along with easy access to nearby amenities. This prime location places you close to Bow River Pathway, Kensington Village, and Riley Park, with convenient routes via major roadways and proximity to the University of Calgary and Foothills Medical Centre. PLEASE NOTE: The property is being sold under judicial sale. All information has been obtained from previous MLS listings and/or city records and cannot be guaranteed.