



2128 Broadview Road NW
Calgary, Alberta

MLS # A2308388



\$749,000

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|------------------|---|---------------|--------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,113 sq.ft. | Age: | 1912 (114 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Insulated | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Private, St | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Cork, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, No Smoking Home, See Remarks, Tankless Hot Water | | |

Inclusions: Ring Doorbell, Exterior Camera Light

****Open House Saturday May 9, 1 pm-4 pm**** Welcome to this beautifully maintained turn-of-the-century 2-storey detached home in sought-after West Hillhurst. Set on a 25 ft x 125 ft lot, this home offers nearly 1,500 sq. ft. of thoughtfully developed living space, blending character with modern comfort in an exceptional inner-city setting. The main level offers a bright, well-designed layout, highlighted by a sun-drenched, south-facing sunroom/foyer that creates a warm and inviting first impression and flows into the comfortable living room. The updated kitchen features granite countertops, ample cabinetry, and generous prep space, seamlessly connecting to the dining area. A convenient main floor laundry and rear entry add everyday functionality. Upstairs, you will find two spacious bedrooms and a fully renovated 4-piece bathroom (2022). The primary bedroom includes a private, south-facing balcony perfect for enjoying your morning coffee or unwinding in the evening. The fully finished basement adds valuable additional living space and offers flexibility for a family room, home office, gym, or other uses to suit your needs. Significant upgrades provide comfort and confidence, including central air conditioning (2025), a high-efficiency furnace (2024), tankless hot water heater (2020), premium Malarkey Legacy Class 4 shingles, exterior repainting (2022) and new wall oven (2024) Outside, the expansive yard is designed for enjoyment, featuring a patio, firepit area, garden space, and gas line for BBQ. The double detached garage is fully insulated, drywalled, and finished with epoxy flooring ideal for both storage and workspace. Moments from the Bow River pathways, Kensington's amenities, and downtown Calgary, this is a rare opportunity to own a character home in one of the city's most desirable inner-city communities.