



**GRASSROOTS**

REALTY GROUP

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**1807 Broadview Road NW  
Calgary, Alberta**

**MLS # A2317502**

**\$1,575,000**



<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,535 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** NA

Discover Infill 1807; A showstopping 3-storey executive home featuring the highest quality finishings, stunning architectural details, City + River views & all-day natural light. Here are 5 things we LOVE about this property (and we're sure you will too): 1. SPACE TO LIVE, GROW AND ENTERTAIN: Offering 3300+ SqFt across 4 levels, 3+1 beds, 4.5 baths and 4 outdoor spaces, this is a full-size home! The main floor boasts a contemporary, open-concept design w/10' ceilings, 9' doors, hardwood floors, central kitchen & gorgeous, sun-filled dining room. The spacious living room accommodates your furnishings with ease & includes a recessed gas fireplace & large window overlooking the private backyard. A well-proportioned mudroom offers ample storage for coats/boots, while a stylish, tiled powder room is tucked away. The second floor is home to two great sized bedrooms both with ensuites and walk-in closets along with a well-proportioned laundry room. The 3rd floor is what truly makes this home stand out with balconies on both sides of the home offering city & river views along w/the amazing primary retreat. 2. A BOUTIQUE INNER CITY BUILDER: D & M Custom Homes was founded by childhood friends who started their careers as master tradespeople before transitioning to building some of the most impressive homes in Inner City Calgary. A highly regarded, hands-on home builder known for their small-batch approach, high-quality construction and attention to detail their homes are built to withstand fleeting trends & Alberta winters. 3. THAT KITCHEN! Proof that a contemporary home can be warm & inviting. This kitchen is a showstopper & truly a space designed for gathering & creating memories. Anchored by a 14" quartz waterfall island, integrated appliance package, full height custom cabinets with motorized uppers, spice cupboard, oversize

pendant + undermount lighting. Whether preparing a feast, hosting a dinner party or simply warming up takeout you will feel right at home here. 4. THE PRIMARY RETREAT: This where things get interesting. Occupying the nearly the entire third level the King-sized primary is perfectly appointed with Juliette balcony, his + hers closets & a 5-piece spa ensuite with heated floors & steam shower rough-in. 5. A VIBRANT INNER-CITY NEIGHBOURHOOD: Hillhurst is one of Inner City Calgary's most exciting & convenient neighbourhoods. Nestled just North of the Bow River, adjacent Downtown & offering residents an eclectic mix of housing options from entry-level condos to heritage homes, original bungalows to modern infills. You're a few blocks to the Bow River Pathway System & walking distance to Riley Park, a 9-hectare urban oasis offering a wading pool, cricket pitch & beautifully maintained gardens. Adjacent Kensington Village is bustling with unique shops, cafes & restaurants. Commuting Downtown or to the Mountains is a breeze with easy access to 14th Street & Memorial Drive plus you are walking distance to the Sunnyside C-Train Station