



GRASSROOTS

REALTY GROUP

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**2228 Broadview Road NW
Calgary, Alberta**

MLS # A2317763



\$1,650,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,670 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinkle		

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

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Sauna, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 1 remote, TV wall mount in living room, air conditioner, alarm system/equipment (no contract), garage heater, in-ceiling speakers (as is), 1 remote for ceiling fan in primary bedroom, in-ground sprinklers (as is), dart board, projector & screen & audio system (remote, speakers, sub-woofer, receiver), mini fridge in basement, TV in basement wet bar cupboard (as is), water softener (as is)

Inspired by timeless French Country architecture and showcasing over 3,800 sqft of beautifully curated living space, this exceptional executive residence is perfectly situated on a rare 33' wide lot in the heart of sought-after West Hillhurst. Offering 5 bedrooms, a stunning main floor office, 4 bathrooms, and 4 fireplaces, this home blends classic European elegance with modern comfort and thoughtful upgrades throughout. An impressive stone-clad exterior and outstanding curb appeal set the tone, while inside, rich millwork, soaring ceilings, and a dramatic circular staircase create a memorable first impression. The sun-filled main floor features a south-facing office with panelled coffered wood ceilings and gas fireplace, a stunning formal dining room highlighted by graceful curved walls, custom built-ins, and a striking tray ceiling, and an open-concept kitchen designed for both everyday living and entertaining. The adjoining family room is anchored by a fireplace and overlooks the beautifully landscaped private garden retreat. The fully fenced backyard offers privacy and space to enjoy the outdoors while providing direct access to the double detached garage. In-ground sprinklers are included. Upstairs, vaulted ceilings and skylights enhance the sense of space throughout, while the luxurious primary suite offers abundant natural light, a two-way fireplace, Juliet balcony, two walk-in closets, and a spa-inspired ensuite with tiled shower, dual sinks, granite counters, and corner jet tub. Two additional bedrooms share a well-appointed ensuite with tub/shower combo, and the convenience of dual washer and dryer sets adds everyday practicality. The fully developed lower level is designed for entertaining and relaxation, featuring an expansive theatre and games area (projector and screen included), wet bar with granite counters and beverage fridge, wine cellar, fourth fireplace,

and a spa-like bathroom complete with heated floors, steam shower, and built-in infrared sauna. Two additional bedrooms provide flexible space for guests, family, or fitness needs. Recent upgrades include a new microwave (2026), and shingles and eavestroughs on both the home and garage. Just steps from a large green space with a playground close to the Bow River pathway system, new grocery store, restaurants, ice cream, and coffee shops, and within easy reach of excellent schools, this distinguished West Hillhurst home offers a rare opportunity to enjoy refined inner-city living in one of Calgary's most desirable communities.