



GRASSROOTS
REALTY GROUP

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1940 Broadview Road NW
Calgary, Alberta

MLS # A2349196



\$829,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,629 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden, Landscaped, Rectangular Lot, Sloped Up, St		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

A FRONT-ROW SEAT TO NATURE IN THE HEART OF WEST HILLHURST. Across the street, an inviting green space framed by magnificent, towering mature trees sets the scene for a home that feels wonderfully connected to its surroundings. Just two blocks from the Bow River, this distinctive character property offers an increasingly sought-after combination: the beauty of an established neighbourhood, the convenience of inner-city living, and a home thoughtfully updated for today. Originally built in 1912, this one-and-a-half-storey residence celebrates its heritage while embracing contemporary design. An appealing mix of inviting gathering spaces, natural light, and carefully selected finishes gives the interior a personality all its own. At the heart of the main floor, a beautifully updated kitchen makes a statement with sleek white cabinetry, a gas range, and eye-catching Vetrazzo recycled glass countertops. A fireside sitting area invites conversation, while separate living and dining spaces offer room to entertain, unwind, or simply enjoy the comforts of home. A dedicated den provides flexibility for working from home, and a convenient powder room incorporates main-floor laundry. The upper level is filled with character, from the skylit staircase to the bright bedrooms and beautifully renovated bathroom. A private rooftop patio, accessed through the second bedroom, adds an unexpected outdoor escape above the everyday. Downstairs, a fully developed lower level expands the possibilities with a third bedroom, additional bathroom, abundant storage, and a generous multipurpose space ready for whatever life calls for next. Beyond its charm, this home has benefited from substantial investment in the details that matter. Triple-pane Pella windows with integrated blinds, a high-efficiency furnace, updated siding, replaced sewer and water

service lines, improved drainage and landscaping, and integrated smart-home technology contribute to a home designed for comfortable, modern living. And then there's the location. Morning walks along the Bow River, afternoons exploring Kensington's independent shops and cafés, nearby schools, beautiful neighbourhood streets, and an easy connection to downtown. All of it just moments from your front door. A home with history, a setting with soul, and a lifestyle that captures the very best of West Hillhurst.