



GRASSROOTS
REALTY GROUP

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1934 Broadview Road NW
Calgary, Alberta

MLS # A2350420

\$739,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Str		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	None	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: -

OPEN HOUSE SATURDAY, OCT 17th, 2-4 pm. Welcome to your perfect inner-city sanctuary. Delivering incredible curb appeal, this home welcomes you with an expansive front yard and a sun-drenched, south-facing front deck. Step inside to a bright, open-concept main floor, with a 3-sided wood-burning fireplace dividing the spacious dining and family rooms. The beautifully updated kitchen features sleek granite countertops, stainless steel appliances, and a large centre island. A convenient 2-piece powder room and practical mudroom complete the main level. Outside, your low-maintenance backyard features a full deck, ideal for summer BBQs, and leads to a large double garage. Upstairs, you'll discover three generously sized bedrooms and a luxurious 5-piece bathroom complete with a custom shower, skylight, dual sinks, and a relaxing soaker tub. The primary retreat features soaring vaulted ceilings, a large walk-in closet, and a private balcony for your morning coffee. All this in an unbeatable location steps from the Bow River Pathway, Kensington restaurants and shops, and the downtown core.