

# \$2,699,988 - 1910 Broadview Road Nw, Calgary

MLS® #A2136956

**\$2,699,988**

4 Bedroom, 5.00 Bathroom, 2,913 sqft

Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Every inch of this DETACHED INFILL has been thoughtfully designed, resulting in a breathtaking fusion of tradition & modernity that only MOON HOMES can achieve! This ULTRA-LUXURY home offers your family a unique lifestyle. West Hillhurst, & neighbouring Kensington, is home to your favourite eats like Hayden Block, The Continental, Oxbow, Pie Junkie, Vero Bistro, & Osteria. Catch an early afternoon class at Barre Belle, then grab a coffee & take a walk along the Bow River Pathway on your way home. After dinner, head over to Made by Marcus for an evening treat, only 10-min away along w/ Dairy Lane Cafe, Vintage Caffeine Co, & The Lodge at 1918. The Bow River Pathway system is a block South & Edworthy Park is only 5 min away. Highly commutable, youâ€™re close to 14th St, Crowchild Trail, & Memorial Dr! Situated on a large lot w/ SOUTH EXPOSURE, the curb appeal of this home is unlike any other, w/ full-height, arched windows set against a traditional exterior w/ curved concrete front patio, intricate moulding details, cast iron fencing, & concrete pillars. The breathtaking design continues through the French glass-panelled doors & into the foyer w/ views across the main floor & CURVED STAIRCASE! 10-ft ceilings & engineered hardwood flooring take you into the front office & elegant 2-pc powder room under an archway before heading into the dining room w/ ceiling-height windows & a custom coffee/wet bar w/ quartz counter. A luxurious 2-way gas



fireplace is shared by the dining room & living room, w/ an archway to the living room w/ a full wall built-in media centre & dual sliding glass doors to take you out to the large back deck. The unbelievable chef's kitchen features all the amenities you want in a designer home – custom cabinetry, endless quartz countertops, an oversized window above the dual undermount sink, a large central island w/ flawless quartz countertop, LED under-cabinet lighting, & a full walk-in pantry. The upgraded, premium S/S appliance package includes a gas range, built-in wall oven/microwave, French door fridge, & dishwasher. The mudroom is tucked away next to the side entrance, giving you direct access to the TRIPLE CAR GARAGE, w/ a built-in bench & a walk-in closet to keep everything organized. Upstairs, you're greeted by the large bonus room w/ stunning views of the arched windows. There are two junior suites, each w/ walk-in closets & modern 5-pc ensuites, & a laundry room w/ quartz folding counter & sink. Through French doors, the incredible primary suite features arched windows, a seating area, & an archway taking you to the dual walk-in closets & stunning 5-pc ensuite, featuring heated tile floors, a fully tiled walk-in steam shower w/ bench, a dual vanity w/ make-up area, & a freestanding soaker tub. Enjoy more living space in the basement w/ a large rec area, wet bar w/ island, walk-in wine room, home gym, fourth bedroom, & 4-pc bath! If you're looking for modern luxury in a statement house, this is the one for you!

Built in 2025

### **Essential Information**

MLS® #	A2136956
Price	\$2,699,988
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,913
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1910 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H7

### Amenities

Parking Spaces	5
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Wet Bar, Wired for Data, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Range Hood
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 11th, 2024
Days on Market	321
Zoning	R-C2

**Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.