

# \$1,799,900 - 1807 Broadview Road Nw, Calgary

MLS® #A2243310

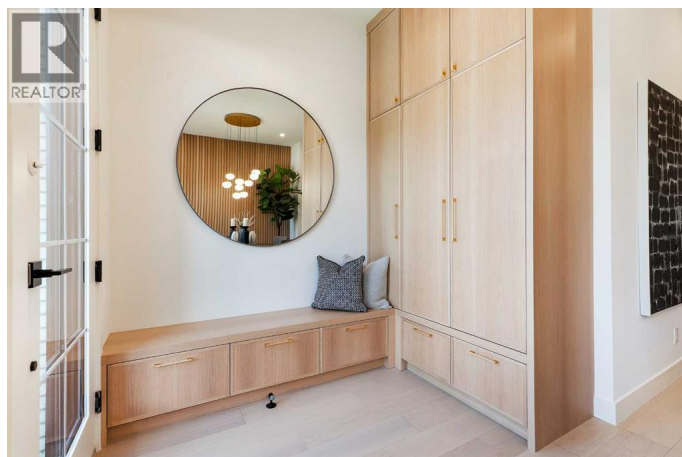
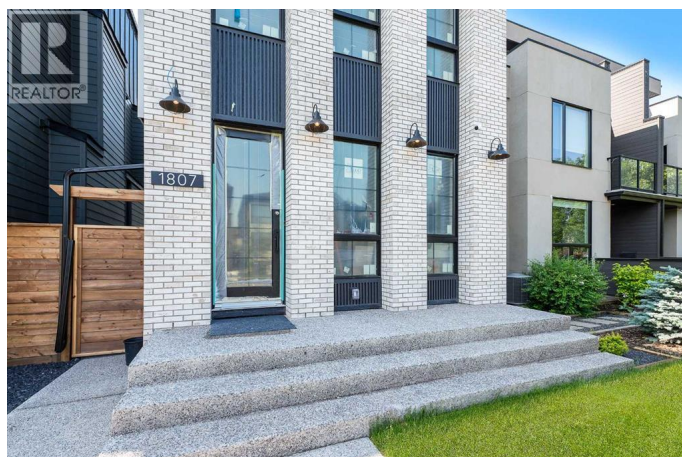
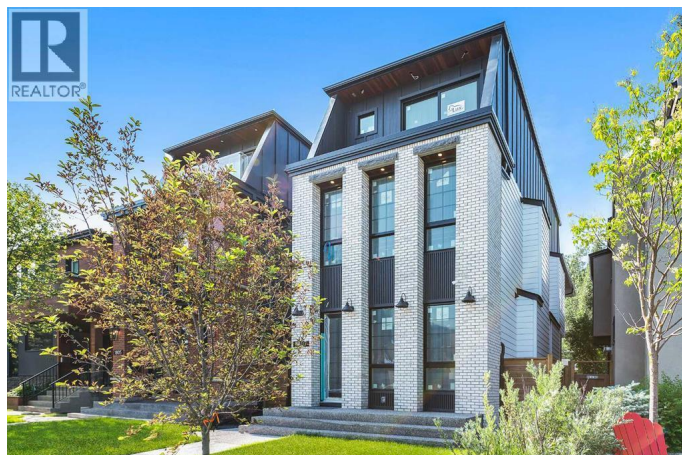
**\$1,799,900**

4 Bedroom, 5.00 Bathroom, 2,548 sqft

Single Family on 0.07 Acres

Hillhurst, Calgary, Alberta

Located on sought-after Broadview Road in the inner-city community of Hillhurst, this brand new 3+1 bedroom home with CITY & RIVER VIEWS, built by D & M Custom Homes, offers nearly 3400 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area & kitchen that's beautifully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching feature fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 2 spacious bedrooms plus a laundry room with sink & storage is conveniently situated in the hallway. On the third level, the primary retreat is a true private oasis boasting a large bedroom with access to the north balcony with city vistas, two custom walk-in closets & opulent 5 piece ensuite featuring heated floors, gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. A second south facing balcony with city & Bow River views is accessed just down the hall. Basement development includes roughed-in in-floor heat, a spacious family/media room with wetbar, fourth bedroom & 3 piece bath. Other notable features include roughed-in air conditioning & built-in speakers throughout. Outside, enjoy



the sunny south back yard with patio & access to the double detached garage. This stunning home is located just blocks to scenic Bow River pathways & close to trendy Kensington, Riley Park, SAIT, U of C, schools, shopping & is walking distance to the downtown core.  
(id:6289)

Built in 2025

**Essential Information**

Listing #	A2243310
Price	\$1,799,900
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	2,548
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1807 Broadview Road Nw
Subdivision	Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N3H6

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Wet bar, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Oven - Built-In
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Heating	Forced air, In Floor Heating
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

## Exterior

Exterior	Brick, Composite Siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX First



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Listing information last updated on October 14th, 2025 at 1:46pm PDT