

\$949,900 - 2022 Broadview Road Nw, Calgary

MLS® #A2262616

\$949,900

4 Bedroom, 4.00 Bathroom, 1,912 sqft

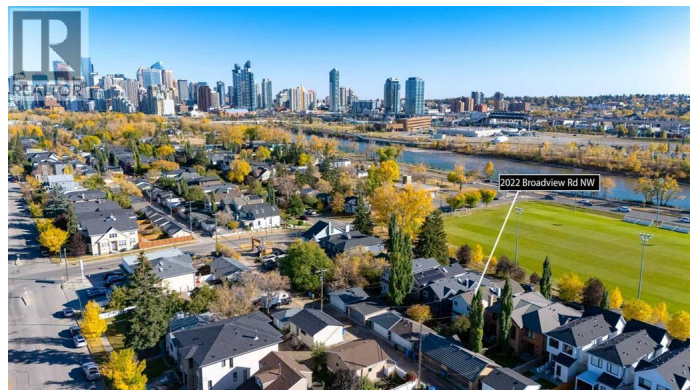
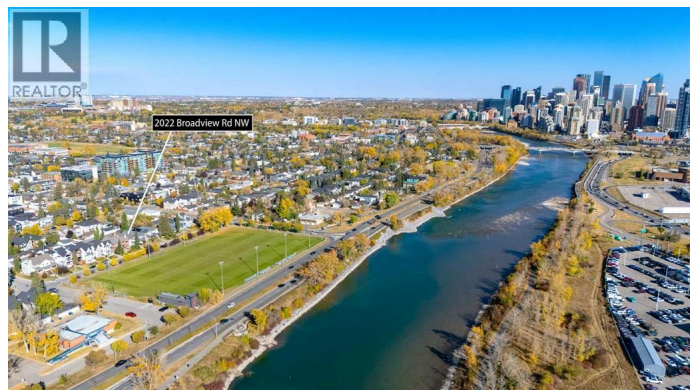
Single Family on 0.01 Acres

West Hillhurst, Calgary, Alberta

Front-row views across from a sprawling soccer field with sweeping vistas of the Bow River and Calgary's West End skyline. This detached home offers exceptional curb appeal and meticulous landscaping front and back – featuring synthetic grass, natural boulders, and a sunny south-facing front patio with gas fire pit. Inside, you'll find a bright and spacious layout that shows like new. The front living and dining rooms are bathed in natural light and finished with onsite hardwood, fresh white paint, and stylish lighting. The renovated kitchen boasts quartz counters, quality cabinetry, and an upgraded appliance package. A cozy rear family room with gas fireplace and built-ins opens to the backyard and double garage. The newly finished lower level impresses with high ceilings, large above-grade windows, a sprawling rec room, with a corner gas fireplace and wet bar. There is an elegant full bath, and a spacious bedroom. With a total of 4 bedrooms and 3.5 baths, the upper level showcases a primary suite with skyline views, dual closets, and a sitting nook. Fresh paint, new carpet, upper laundry, skylight, and built-in speakers complete this standout home – steps to Kensington, parks, cafes, and the river pathways. (id:6289)

Built in 1995

Essential Information



Listing #	A2262616
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,912
Acres	0.01
Year Built	1995
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2022 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N3H8

Amenities

Amenities	Park, Schools, Shopping
Features	See remarks, Other
Parking Spaces	2
Parking	Detached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Water softener, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
----------------	-------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 10:16am PDT