

# \$1,289,000 - 2036 Broadview Road Nw, Calgary

MLS® #A2241293

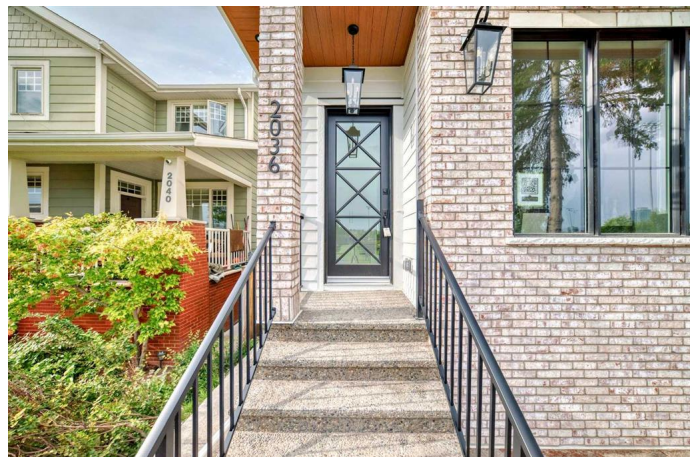
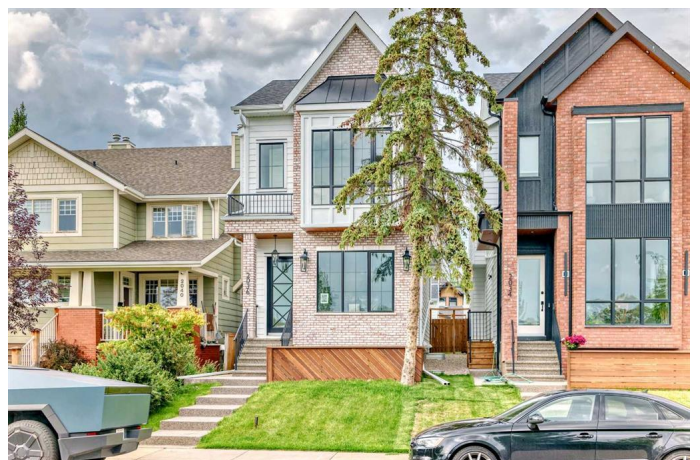
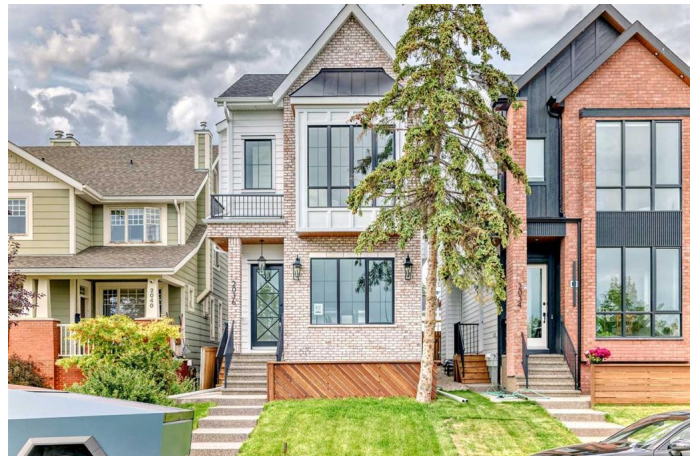
**\$1,289,000**

5 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

**\*\* OPEN HOUSE: Sunday, September 14th 12-2pm \*\*** Welcome to 2036 Broadview Road, an outstanding newly constructed home by renowned inner-city builder Palatial Homes Ltd. Perfectly positioned in the sought-after community of West Hillhurst, this home sits directly across from serene green space and is just steps from the Bow River's scenic pathways. Step inside the south-facing front entrance and be welcomed by a sunlit, open-concept main floor, highlighted by stunning natural oak herringbone hardwood flooring that sets a tone of upscale warmth and style. At the heart of the home lies a chef-inspired kitchen, outfitted with premium Jenn-Air appliances, sleek porcelain countertops, and ample cabinetry for all your culinary needs. The inviting living room features a gas fireplace with built-in shelving—an ideal setting for everyday relaxation or holiday gatherings. Tucked smartly behind the living space is an oversized mudroom, designed with practicality in mind to keep the mess of Calgary's seasons out of sight. Upstairs, discover three generously sized bedrooms, including a luxurious primary suite with a spa-like ensuite: in-floor heating, double vanity with porcelain countertops, a free-standing soaker tub, fully tiled walk-in shower. A laundry room and secondary full bathroom completes this floor. Adding exceptional value and flexibility, the legal 2-bedroom basement suite is fully finished and ideal for extended family, guests, or rental



income. The exterior showcases durable Hardie board siding paired with stone accents, while the sunny south-facing patio offers a private outdoor space, partially enclosed for year-round enjoyment. Complete with a double detached garage and fully landscaped yard, this home truly has it all. Don't miss the opportunity to make this West Hillhurst gem yours. Contact us today to schedule your private viewing or request more information.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241293    |
| Price          | \$1,289,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,029       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2036 Broadview Road Nw |
| Subdivision | West Hillhurst         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 3H8                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Separate Entrance

Appliances Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Range, Gas Water Heater, Humidifier, Range

Heating Forced Air, Natural Gas, Central, In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Sealed Combustion

Has Basement Yes

Basement Finished, Full, Suite, Exterior Entry

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Brick, Wood Frame, Concrete

Foundation Poured Concrete

## Additional Information

Date Listed July 21st, 2025

Days on Market 55

Zoning R-C2

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.