

\$1,100,000 - 2111 Broadview Road Nw, Calgary

MLS® #A2251085

\$1,100,000

5 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

Attention Developers & Investors! A rare opportunity in the heart of West Hillhurst to secure a full sized 50' x 125' R-CG lot with a Development Permit in process for a thoughtfully designed 3 story luxury fourplex, each unit featuring a legal basement suite and a total of eight income producing units. This is an ideal site for a CMHC MLI Select project, allowing buyers to maximize leverage and long term rental potential.

The existing home, updated a few years ago, offers a three bedroom main floor with one full bathroom plus an illegal basement suite with a private entrance, two bedrooms, and a three piece bath. A double detached garage, fenced yard, and solid rental income make this a great holding property while you advance the development.

To streamline the process further, the seller is open to building the project and delivering it turnkey for a resale value of approximately \$3.5M; offering a unique, hassle free option for investors looking for immediate entry into Calgary's booming multi family market. Beyond the development potential, the location is exceptional. Set in one of Calgary's most sought after inner city communities, this property offers unmatched access to parks, schools, shopping, coffee shops, and the Bow River pathway system, all while being just minutes to downtown. For builders, developers, or long term investors,



this is a rare chance to secure a future ready multi family site in a prestigious location with strong rental demand. Call you Realtor and get it going !

Built in 1952

Essential Information

MLS® #	A2251085
Price	\$1,100,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2111 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3H9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Storage
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Suite
Exterior	
Exterior Features	None
Lot Description	Back Lane
Roof	Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	August 24th, 2025
Days on Market	28
Zoning	RCG

Listing Details

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

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.