

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

MLS® #A2262616

**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,912 sqft

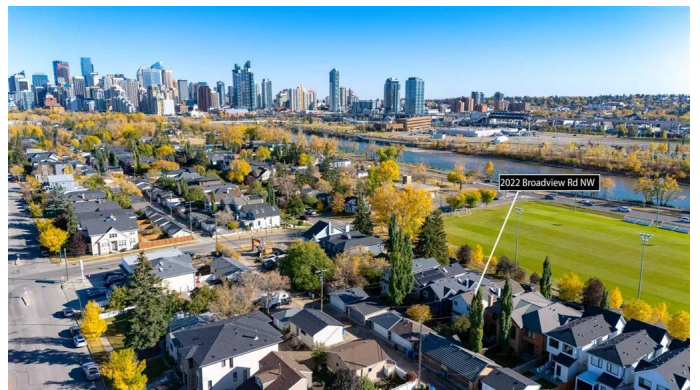
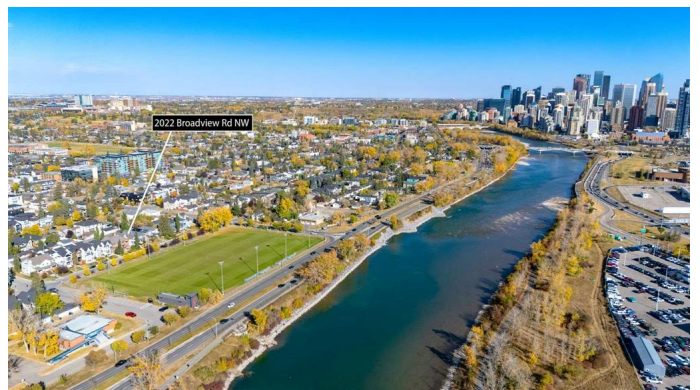
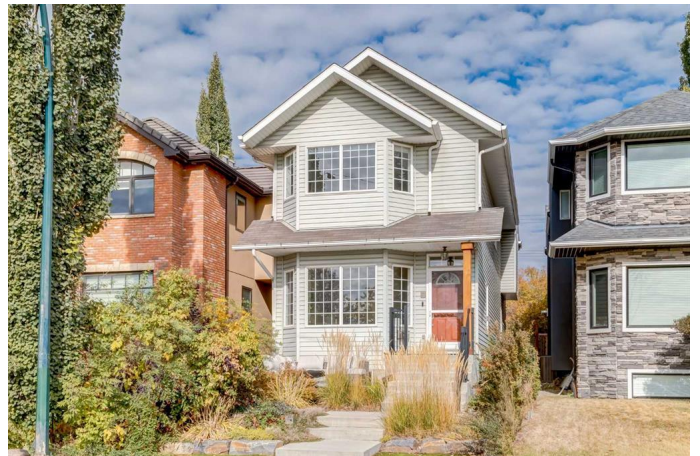
Residential on 0.01 Acres

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.

Built in 1995

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2262616    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,912       |
| Acres          | 0.01        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

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

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                        |
| Fireplaces        | Family Room, Gas, Recreation Room                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

**Exterior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                      |
| Lot Description   | Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, See Remarks, Views |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

**Listing Details**

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

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