1940 Broadview Road NW

Calgary | Active | MLS® A2349196

$799,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1912**	**1,629.1 sq. ft.**

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Listed by Real Broker

A closer look

A FRONT-ROW SEAT TO NATURE IN THE HEART OF WEST HILLHURST. Across the street, an inviting green space framed by magnificent, towering mature trees sets the scene for a home that feels wonderfully connected to its surroundings. Just two blocks from the Bow River, this distinctive character property offers an increasingly sought-after combination: the beauty of an established neighbourhood, the convenience of inner-city living, and a home thoughtfully updated for today.

Originally built in 1912, this one-and-a-half-storey residence celebrates its heritage while embracing contemporary design. An appealing mix of inviting gathering spaces, natural light, and carefully selected finishes gives the interior a personality all its own.

At the heart of the main floor, a beautifully updated kitchen makes a statement with sleek white cabinetry, a gas range, and eye-catching Vetrazzo recycled glass countertops. A fireside sitting area invites conversation, while separate living and dining spaces offer room to entertain, unwind, or simply enjoy the comforts of home. A dedicated den provides flexibility for working from home, and a convenient powder room incorporates main-floor laundry.

The upper level is filled with character, from the skylit staircase to the bright bedrooms and beautifully renovated bathroom. A private rooftop patio, accessed through the second bedroom, adds an unexpected outdoor escape above the everyday.

Downstairs, a fully developed lower level expands the possibilities with a third bedroom, additional bathroom, abundant storage, and a generous multipurpose space ready for whatever life calls for next.

Beyond its charm, this home has benefited from substantial investment in the details that matter. Triple-pane Pella windows with integrated blinds, a brand new high-efficiency furnace, updated siding, replaced sewer and water service lines, improved drainage and landscaping, and integrated smart-home technology contribute to a home designed for comfortable, modern living.

And then there's the location. Morning walks along the Bow River, afternoons exploring Kensington's independent shops and cafés, nearby schools, beautiful neighbourhood streets, and an easy connection to downtown. All of it just moments from your front door.

A home with history, a setting with soul, and a lifestyle that captures the very best of West Hillhurst.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349196
Bedrooms	4

Bathrooms	3
Year Built	1912
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey
Total Living Area:	1,629.1 sq. ft.
Main Level Finished Area:	1,082 sq. ft.
Upper Level Finished Area:	546.6 sq. ft.
Below Grade Finished Area:	670 sq. ft.
Acreage:	No
Lot Area:	3,121 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	One and One Half
Total Rooms Above Grade:	8
Year built:	1912 (Age: 114)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	0
Plan:	51510
Heating:	High Efficiency
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Bathroom, Main Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Kitchen · 13' × 10' ·
Main Floor	Living Room · 13'6" × 10' ·

Main Floor	Dining Room · 12'11" × 7' ·
Main Floor	Family Room · 11'1" × 9'11" ·
Main Floor	Foyer · 5'5" × 4'2" ·
Main Floor	Mud Room · 6' × 4' ·
Main Floor	Flex Space · 12'5" × 9'2" ·
Main Floor	Nook · 8'11" × 6'5" ·
Main Floor	Den · 10'5" × 7'7" ·
2nd Floor	Bedroom - Primary · 17'1" × 12'11" ·
2nd Floor	Bedroom · 9'2" × 7'8" ·
Lower Level	Family Room · 8'7" × 8'3" ·
Lower Level	Bedroom · 14'3" × 8'7" ·
Lower Level	Bedroom · 15'2" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Balcony, Private Entrance, Storage
Patio And Porch Features:	Deck, Front Porch, Rooftop Patio
Lot Features:	Back Lane, Corner Lot, Garden, Landscaped, Rectangular Lot, Sloped Up, Street Lighting, Views, Yard Drainage
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1940-broadview-road-nw-calgary-a2349196/

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