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Century 21 Bamber Realty Ltd
1612 17 Ave SW
Calgary, AB
T2T 0E3

1630 Broadview Road NW, Hillhurst, Calgary, Alberta, T2N 3H1, Canada

MLS®# A1145754

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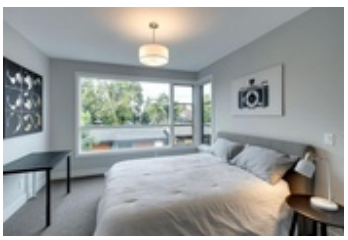
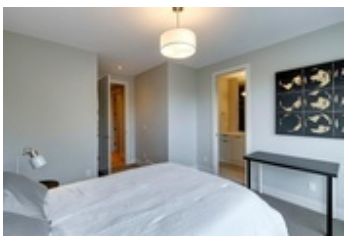
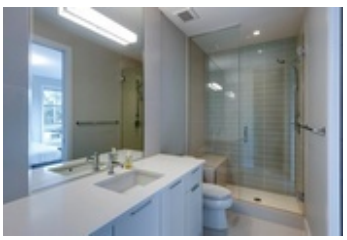
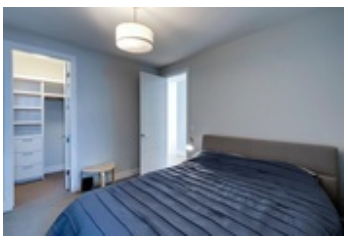
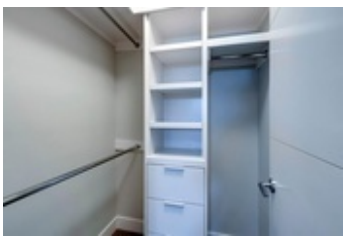
Property Value	$1,799,999
Type	Detached
Style	3 Storey
Basement	Finished, Full
Parking	Triple Garage Detached
Year Built	2014
Living Area	3,382.41 sq.ft.
Lot Frontage	33.01 ft
Lot Size Area	4,123 sq.ft.
Bedrooms	5
Bathrooms	5 full & 1 half

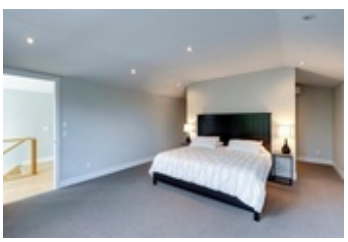
Description

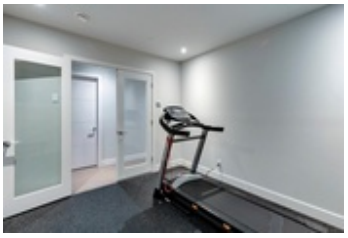
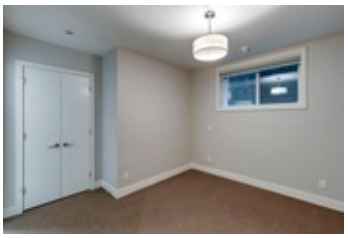
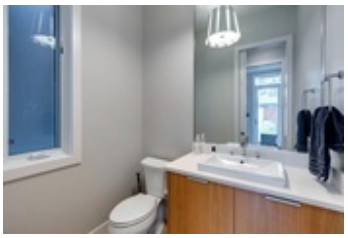
Beautiful 5-bedroom, 5 full bath contemporary home with triple garage flooded with natural light and perfectly located in a cul-de-sac in Hillhurst. 20 min walk to downtown; 10 min walk to great shopping and dining in Kensington, 5 min walk to the Bow River pathways and a 7 min drive to the Foothills hospital. 4499 sq. ft. of developed space. The main floor has a glass-walled office that looks onto the mature trees of Broadview Road. The kitchen is adorned with Wolf/Sub-Zero appliances and a massive island for entertaining. The living room flows through sliding doors to the outdoor kitchen and fireplace that are flooded with sunshine in the late afternoon and evening in the summer. The lower level offers in-floor heat, a bedroom that could serve as a nanny suite, fitness room, walk up bar, wine storage and spacious entertainment area. The 2nd floor has 3 bedrooms all with an ensuite and a laundry room with 2 sets of washers and dryers. The master bedroom is over 1000sq.ft and occupies the entire 3rd floor, offering views of downtown, a massive walk-in closet and large ensuite with soaker tub and steam shower.

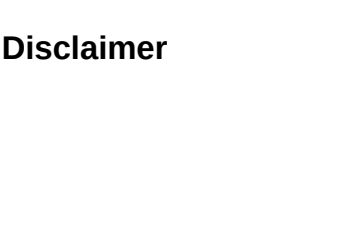












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