

# \$1,030,000 - 105 Hartford Road Nw, Calgary

MLS® #A2261195

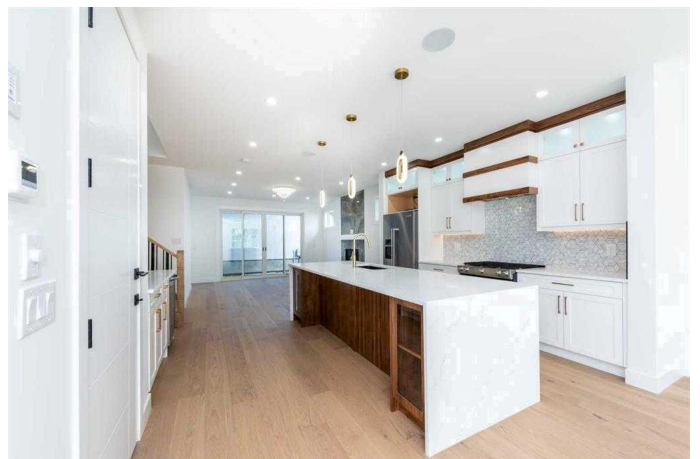
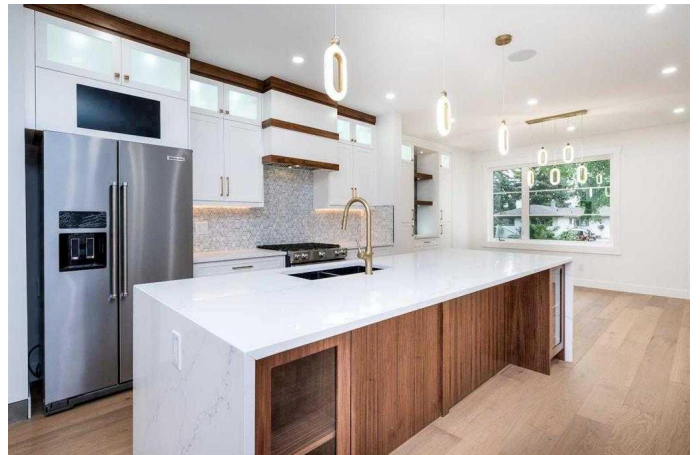
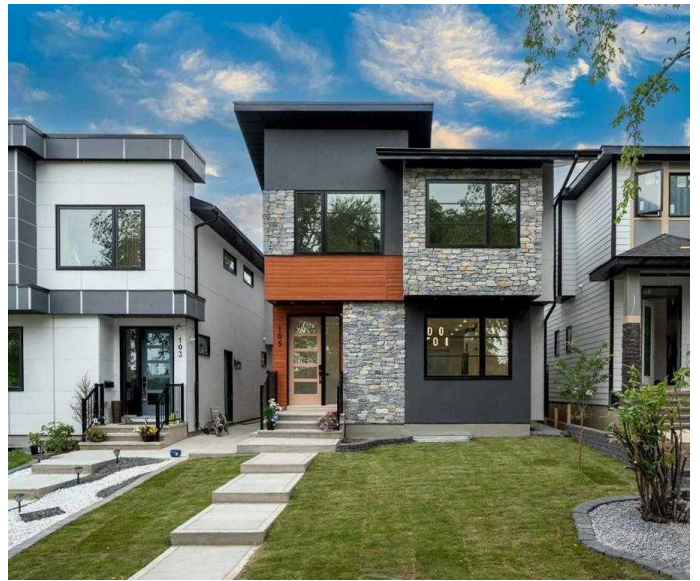
**\$1,030,000**

4 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

Detached home located on a quiet street surrounded by beautiful homes—a true gem in one of Calgary's desirable communities. This home is packed with premium upgrades, including Basement Suite — fully developed with a separate entrance. A legal basement suite is about 70k to build. Main floor - Hardwood flooring throughout, Porcelain tiles, Gas fireplace with real flames & high heat output, kitchen with Quartz countertops, KitchenAid appliances, bar fridge, built-in microwave, and hood fan, Spacious living room with sliding doors to the Trex deck, Beautiful 3D sink in the powder room. Built-in ceiling speakers for a modern touch, Video surveillance for added security, Water softener + humidifier installed for comfort. Upper Floor - Vaulted ceiling master bedroom with: Skylight in en-suite, Dual vanities, Heated floors in ensuite, Tile shower, Massive walk-in closet, Two additional bedrooms + shared bath, Laundry room with storage, quartz countertops, and LG touchscreen washer/dryer, Extra mirrors and custom millwork throughout. Legal Basement Suite: In the Basement, a kitchen with a walk-in pantry, in-floor heating throughout the basement. 800+ sqft of professionally developed space, Spacious bedroom with East-facing window and large walk-in closet (with double mirrors), Frigidaire appliances in kitchen + Walk-in pantry with barn door, Living area, full bath, & study nook, Seperate Laundry rough-in, Luxury vinyl flooring + Built using ICF blocks



on a poured concrete foundation for superior energy efficiency. Detached double garage (20x20) with back lane access, Second concrete patio with planters, Fully landscaped and fenced, Smart garage door and main door lock. Over \$40K in Custom Upgrades Include: Air conditioner, Built-in ceiling speakers, 200 AMP electrical, Gas fireplace, Real stone/metal exterior, ICF foundation, In-floor heating (basement & ensuite), Quartz throughout, Premium appliances (Main & Basement kitchens), Trex decking, Video surveillance & smart tech features, Custom millwork, mirrors, tiles, cabinetry, and more! This home offers nearly 2,040 sqft above grade, plus an 800 sqft legal basement suite, and 400 sqft garage. Call to view.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261195    |
| Price          | \$1,030,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,041       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 105 Hartford Road Nw |
| Subdivision | Highwood             |
| City        | Calgary              |
| County      | Calgary              |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2K2A7  |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Chandelier |
| Appliances        | Garage Control(s), Gas Range, Microwave Hood Fan, Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Wine Refrigerator       |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                                                                          |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Private Yard                                              |
| Lot Description   | Back Lane, City Lot, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Concrete, Stone, ICFs (Insulated Concrete Forms)                                   |
| Foundation        | ICF Block, Poured Concrete                                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 9                    |
| Zoning         | RC2                  |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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