

# \$675,000 - 15 Hartford Road Nw, Calgary

MLS® #A2209664

**\$675,000**

4 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0.14 Acres

Highwood, Calgary, Alberta

Welcome to the highly sought after, family friendly community of Highwood! This property has so much value for so many life stages and real estate goals. It's perfect for first time home buyers, growing families, long term rental investors, etc. For those looking for future redevelopment potential, this home sits on a fantastic 61 x 100 ft lot and there's already been development on the street. The location is excellent, as it's a very short walking distance to Highwood Park, the outdoor rink and pool, and multiple schools (Highwood and Colonel Irvine)! Also close by are Nose Hill Park, Confederation Park and plenty of shops, restaurants and shopping. This home features 4 bedrooms, 2 bathrooms, an illegal suite, and single garage. It has been very well cared for and over the years has accumulated a long list of updates and upgrades including energy efficient, low E windows, a boiler heating system, soffits, fascia, eaves and siding. As soon as you set foot inside you're greeted by the warmth and charm of original hardwood floors. The spacious living room and dining area is bathed in natural light through the large picture window, and is a great setting to host friends, family or to simply lounge. The kitchen features attractive maple cabinetry, sleek granite countertops and glass tile backsplash, an island with new butcher block, convenient pantry, and a view into the west facing backyard. The main bathroom has been completely remodeled and no expense spared



with its gorgeous tile surround, and luxurious rainfall showerhead and wand. The 3 bedrooms on this floor are spacious and provide great flexibility for a variety of needs. Moving to the lower level, youâ€™ll find a 1 bedroom, 1 bathroom illegal suite with a full kitchen, large living area, and separate entry. You can utilize this space to maximize the propertyâ€™s rental potential, as a mortgage helper in a live up/rent down arrangement, or simply as added living space and a private retreat for guests, family, or friends. This property also features impressive outdoor living space with a large backyard patio, plenty of yard space, garden boxes, and the grandeur of mature trees. Parking isnâ€™t just limited to the single garage, but also includes a rear parking pad, and a front driveway and pad combination as well! This truly is a must-see property thatâ€™s packed with value. Schedule a showing today and see for yourself!

Built in 1955

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209664    |
| Price          | \$675,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,005       |
| Acres          | 0.14        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|         |                     |
|---------|---------------------|
| Address | 15 Hartford Road Nw |
|---------|---------------------|

|             |          |
|-------------|----------|
| Subdivision | Highwood |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T2K 2A4  |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Off Street, Parking Pad, Garage Door Opener, Single Garage Detached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Forced Air, Natural Gas, Boiler  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Wood Frame, Wood Siding                |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 28               |
| Zoning         | R-CG             |

### Listing Details

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

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