



GRASSROOTS
REALTY GROUP

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13 Hartford Place NW
Calgary, Alberta

MLS # A2243575



\$994,900

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

****Huge price drop for quick sale ****Discover modern living at its finest in this beautifully designed home on a rare 30-foot-wide lot, featuring a sleek open-concept layout, legal basement suite, and upscale finishes throughout. With 10-foot ceilings, wide-plank hardwood floors, and striking architectural arches, the main level is both stylish and functional, complete with a chef-inspired kitchen boasting premium built-in appliances, a waterfall island, and designer wainscoting. The upper level offers a vaulted-ceiling primary retreat with a spa-like ensuite and walk-in closet, plus two spacious bedrooms, a chic four-piece bath, and convenient laundry. The fully equipped legal basement suite—with private entrance, separate laundry, and full kitchen—adds ultimate flexibility for rental income or multigenerational living. Finished with a 20x20 double garage, fenced yard with fresh sod, and quick access to major roads, downtown, and top parks, this is a rare opportunity to own a bold, contemporary home in a prime inner-city location.