



**64 Hartford Road NW  
Calgary, Alberta**

**MLS # A2291080**



**\$799,900**

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Lawn, Private, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)

**Inclusions:** Shed

Welcome to this beautifully renovated detached home in the sought-after inner Northwest community of Highwood. Extensively updated throughout, this home offers a bright, wide-open main floor with stunning exposed beams, refinished hardwood floors, a cozy gas fireplace, and custom built-ins that add both character and functionality. The modern kitchen is designed for everyday living and entertaining, featuring a large eat-in island, quartz countertops, stylish subway tile backsplash, under-mount lighting, and plenty of storage to keep everything organized. Upstairs you’ll find three generously sized bedrooms, each enhanced with charming wainscoting feature walls that add warmth and personality. The basement maintains its classic architectural arches and offers a spacious rec room perfect as a secondary living area, home gym, or entertainment space. Step outside to a truly special backyard – a private oasis complete with a studio, pergola, garden beds, and ample storage space, creating the perfect setting to relax, garden, or host friends and family. Located in family-friendly Highwood, you’ll enjoy close proximity to schools, shopping, parks, and recreation. The community features a large outdoor skating rink and is one of the few Calgary neighbourhoods with its own outdoor pool. This is a rare opportunity to own a beautifully updated home in a vibrant, family-friendly neighbourhood.