



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15 Hartford Road NW
Calgary, Alberta

MLS # A2209664



\$675,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Baseboard, Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: Shed in backyard

OPEN HOUSES THIS SATURDAY AND SUNDAY APRIL 19 AND 20 AT 2-4 PM. 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, you'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 property'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 isn'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 that's packed with value. Schedule a showing today and see for yourself!