



**GRASSROOTS**  
REALTY GROUP

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**77 Hartford Road NW  
Calgary, Alberta**

**MLS # A2210366**



**\$879,900**

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** NONE

Discover this luxurious, fully renovated bungalow nestled in the inner-city Highwood community. This stunning 2,200+ sq ft home sits on a spacious 60x100 ft lot, offering five bedrooms, four bathrooms, and a legal basement suite—ideal for rental income or extended family living. Step inside to a modern interior where a gourmet kitchen shines with sleek cabinetry and high-end stainless steel appliances, perfectly laid out for both everyday family life and seamless entertaining. The legal basement suite includes its own kitchen, laundry, heating control, and private entrance. Families will appreciate the attached single-car and double-car garages (three total spaces), plus extended driveway parking. Enjoy a private fenced yard for outdoor fun, and rest easy with a wired security camera system. The home has been extensively upgraded with a modern roof, windows, doors, double garage, extended driveway, underground water line, foundation waterproofing, weeping tile, 8-inch exterior walls with stucco, upgraded insulation, two furnaces, and much more. Perfectly positioned near top schools, parks, shopping, and transit, this home blends convenience with prestige. Whether you're seeking a home or a smart investment, this property delivers it all. Schedule your private tour today.