\$1,029,988 - 105 Hartford Road Nw, Calgary

MLS® #A2261195

\$1,029,988

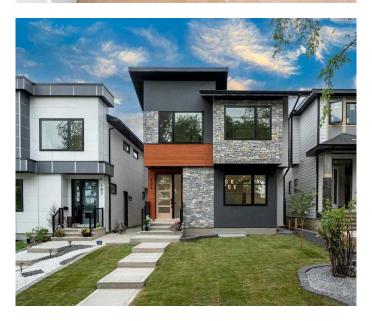
4 Bedroom, 4.00 Bathroom, 2,041 sqft Residential on 0.07 Acres

Highwood, Calgary, Alberta

Investor Alert! Brand new home generating \$5,000/month in rental income. Impressive CAP rate 5.5%, Turnkey investment with immediate cash flow â€" don't miss this opportunity! Up to 10-Year Alberta New Home Warranty â€" Peace of mind for years to come. Detached home located on a quiet street surrounded by beautiful homesâ€"a true gem in one of Calgary's desirable communities. This home is packed with premium upgrades, including Basement Suite â€" fully developed with a separate entrance. A legal basement suite is about 70k to build. Main floor -Hardwood flooring throughout, Porcelain tiles, Gas fireplace with real flames & high heat output, kitchen with Quartz countertops, KitchenAid appliances, bar fridge, built-in microwave, and hood fan, Spacious living room with sliding doors to the Trex deck, Beautiful 3D sink in the powder room. Built-in ceiling speakers for a modern touch, Video surveillance for added security, Water softener + humidifier installed for comfort. Upper Floor -Vaulted ceiling master bedroom with: Skylight in en-suite, Dual vanities, Heated floors in ensuite, Tile shower, Massive walk-in closet, Two additional bedrooms + shared bath, Laundry room with storage, quartz countertops, and LG touchscreen washer/dryer, Extra mirrors and custom millwork throughout. Legal Basement Suite: In the Basement, a kitchen with a walk-in pantry, in-floor heating throughout the basement. 800+ sqft of professionally developed space,







Spacious bedroom with East-facing window and large walk-in closet (with double mirrors), Frigidaire appliances in kitchen + Walk-in pantry with barn door, Living area, full bath, & study nook, Seperate Laundry rough-in, Luxury vinyl flooring, PREMIUM Blinds installed in whole house with 5 years warranty + Built using ICF blocks on a poured concrete foundation for superior energy efficiency. Detached double garage (20x20) with back lane access, Second concrete patio with planters, Fully landscaped and fenced, Smart garage door and main door lock. Over \$40K in Custom Upgrades Include: Air conditioner, Built-in ceiling speakers, 200 AMP electrical, Gas fireplace, Real stone/metal exterior, ICF foundation, In-floor heating (basement & ensuite), Quartz throughout, Premium appliances (Main & Basement kitchens), Trex decking, Video surveillance & smart tech features, Custom millwork, mirrors, tiles, cabinetry, and more! This home offers nearly 2,040 sqft above grade, plus an 800 sqft legal basement suite, and 400 sqft garage. Call to view.

Built in 2025

Type

Style

Sub-Type

Essential Information

| MLS®# | A2261195 |
|----------------|-------------|
| Price | \$1,029,988 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,041 |
| Acres | 0.07 |
| Year Built | 2025 |
| | |

Residential

Detached

2 Storey

Status Active

Community Information

Address 105 Hartford Road Nw

Subdivision Highwood
City Calgary
County Calgary
Province Alberta

Postal Code T2K2A7

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Animal

Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Sump Pump(s)

Appliances Garage Control(s), Gas Range, Microwave Hood Fan, Range Hood,

Refrigerator, Washer/Dryer, Water Softener, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Range, Wine

Refrigerator

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Private Yard, Courtyard

Lot Description Back Lane, Front Yard, Landscaped, Rectangular Lot, City Lot, No

Neighbours Behind

Roof Asphalt Shingle

Construction Concrete, Stone, ICFs (Insulated Concrete Forms)

Foundation Poured Concrete, ICF Block

Additional Information

Date Listed September 30th, 2025

Days on Market 32

Zoning RC2

Listing Details

Listing Office Real Estate Professionals Inc.

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