

# \$974,900 - 13 Hartford Place Nw, Calgary

MLS® #A2243575

**\$974,900**

5 Bedroom, 4.00 Bathroom, 1,942 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

**\*\*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.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2243575  |
| Price     | \$974,900 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,942       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 13 Hartford Place Nw |
| Subdivision | Highwood             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 2A9              |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                            |
| Parking        | Additional Parking, Double Garage Detached, Garage Door Opener, Alley Access |
| # of Garages   | 2                                                                            |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Refrigerator, Humidifier, Range                             |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                           |
| Cooling           | Rough-In                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Family Room, Gas                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Rain Gutters                                                                                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Rectangular Lot, City Lot, Pie Shaped Lot, Street Lighting, Subdivided, Treed |
| Roof              | Asphalt Shingle                                                                                                                                                         |
| Construction      | Stucco, Wood Frame                                                                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                                                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 82              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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