

\$1,034,000 - 105 Hartford Road Nw, Calgary

MLS® #A2211962

\$1,034,000

4 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

Welcome to this stunning, custom-built detached home located on a quiet street surrounded by beautiful homes—a true gem in one of Calgary's desirable communities. With pride of ownership throughout, this home is packed with premium upgrades and thoughtful features that set it apart! Legal Basement Suite — Fully developed with separate entrance, kitchen, laundry rough-in, huge bedroom with a walk-in closet, large windows, and in-floor heating throughout. Ideal for rental, AirBnB, or multi-generational living. Up to 10-Year Alberta New Home Warranty — Peace of mind for years to come. Main Floor - Real stone and metal exterior for unmatched curb appeal, Hardwood flooring throughout, Porcelain tile with tile baseboards, 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—low maintenance and long-lasting, 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:
800+ sqft of professionally developed space,
Spacious bedroom with East-facing window
and large walk-in closet (with double mirrors),
Frigidaire appliances in kitchen + pantry with
barn door, Living area, full bath, & study nook,
Separate laundry rough-in, Luxury vinyl
flooring + in-floor heating for year-round
comfort, 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.

Built in 2025

Essential Information

MLS® #	A2211962
Price	\$1,034,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached

Style	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, Off Street
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator, Gas Range, Water Softener
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Aluminum Siding, ICFs (Insulated Concrete Forms), Stone
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	April 15th, 2025
Days on Market	151

Zoning

RC2

Listing Details

Listing Office

Real Estate Professionals Inc.

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