

# \$994,900 - 13 Hartford Place Nw, Calgary

MLS® #A2243575

## \$994,900

5 Bedroom, 4.00 Bathroom, 1,942 sqft  
Residential on 0.07 Acres

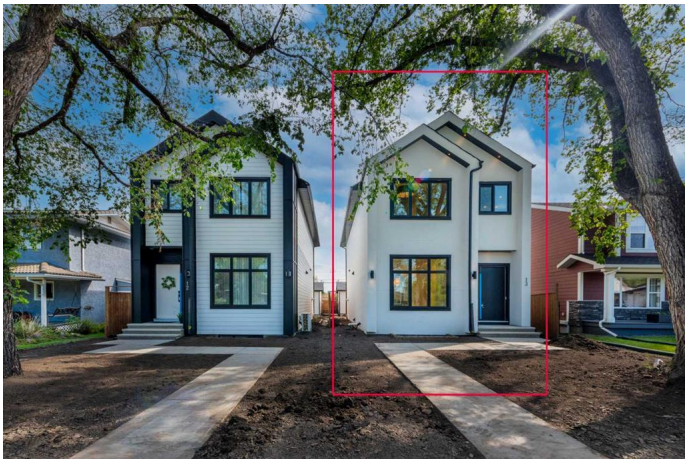
Highwood, Calgary, Alberta

**\*\*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 2024

### Essential Information

MLS® #	A2243575
Price	\$994,900
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,942
Acres	0.07
Year Built	2024
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, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Refrigerator, Gas Cooktop, Humidifier, Range
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
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, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Pie Shaped Lot, Private, Rectangular Lot, Street Lighting, Treed, Level, Subdivided
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 26th, 2025
Days on Market	46
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.