

\$1,029,999 - 105 Hartford Road Nw, Calgary

MLS® #A2261195

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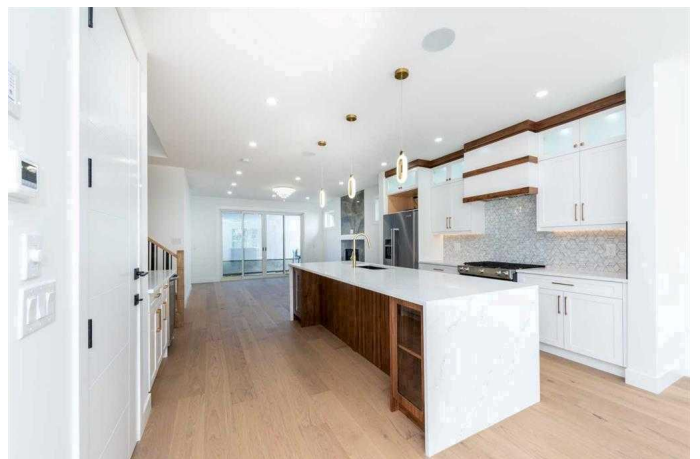
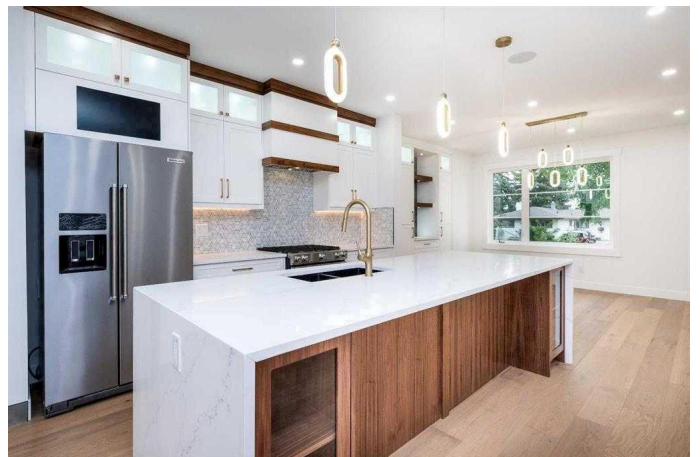
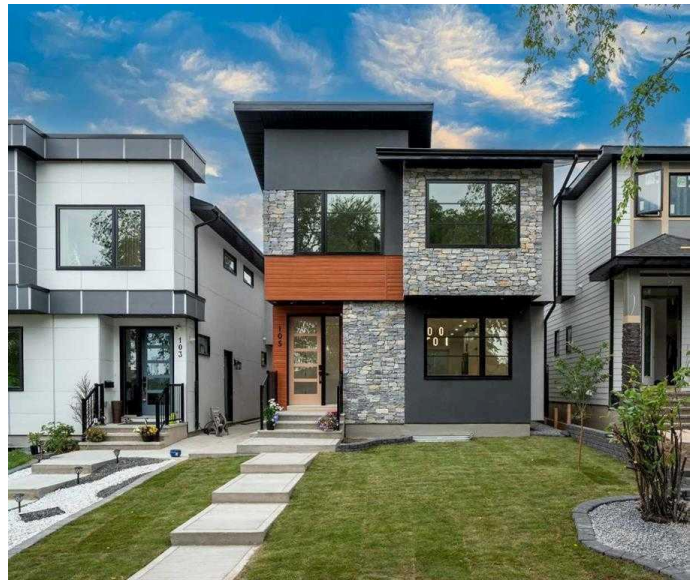
4 Bedroom, 4.00 Bathroom, 2,041 sqft

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 – don't miss this opportunity! Up to 10-Year Alberta New Home Warranty – Peace of mind for years to come.

Tenants' move-in date is 1st November, call & book your showing while empty, Detached home located on a quiet street surrounded by beautiful homes – a true gem in one of Calgary's desirable communities. This home is packed with premium upgrades, including Basement Suite – 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

Essential Information

MLS® #	A2261195
Price	\$1,029,999
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
Community	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, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Wine Refrigerator, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Yard
Lot Description	Back Lane, City Lot, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot
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	13
Zoning	RC2

Listing Details

Listing Office	Real Estate Professionals Inc.
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