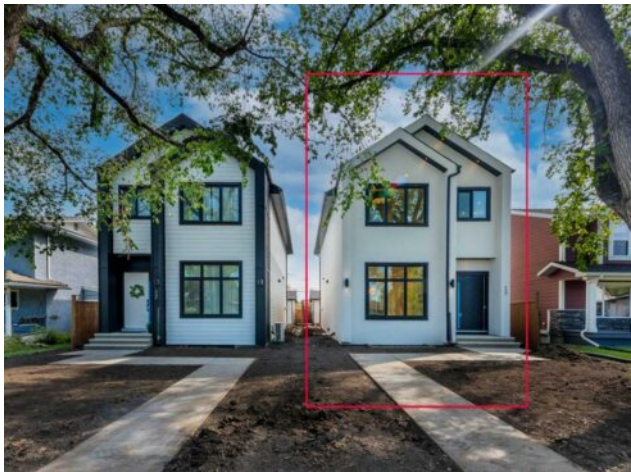


13 Hartford Place NW
Calgary, Alberta

MLS # A2243575



\$974,900

|             |                                                                                                                                                                                 |        |                  |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|
| Division:   | Highwood                                                                                                                                                                        |        |                  |
| Type:       | Residential/House                                                                                                                                                               |        |                  |
| Style:      | 2 Storey                                                                                                                                                                        |        |                  |
| Size:       | 1,942 sq.ft.                                                                                                                                                                    | Age:   | 2025 (0 yrs old) |
| Beds:       | 5                                                                                                                                                                               | Baths: | 3 full / 1 half  |
| Garage:     | Additional Parking, Alley Access, Double Garage Detached, Garage Door Op                                                                                                        |        |                  |
| Lot Size:   | 0.07 Acre                                                                                                                                                                       |        |                  |
| Lot Feat:   | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped                                                                                                    |        |                  |
| Heating:    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                           |        | Water: -         |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                                                                                                                                     |        | Sewer: -         |
| Roof:       | Asphalt Shingle                                                                                                                                                                 |        | Condo Fee: -     |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                                                |        | LLD: -           |
| Exterior:   | Stucco, Wood Frame                                                                                                                                                              |        | Zoning: R-CG     |
| Foundation: | Poured Concrete                                                                                                                                                                 |        | Utilities: -     |
| 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 |        |                  |
| Inclusions: | N/A                                                                                                                                                                             |        |                  |

\*\*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&mdash;with private entrance, separate laundry, and full kitchen&mdash;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.