



GRASSROOTS

REALTY GROUP

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**64 Hartford Road NW
Calgary, Alberta**

MLS # A2315400



\$764,800

Division:	Highwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,399 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Carport		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Gazebo, Rectangular Lot, Street Lighting, Vie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: none

Welcome to this beautifully renovated detached home in the sought-after inner Northwest community of Highwood. Extensively updated throughout, this home offers a bright, wide-open main floor with stunning exposed beams, refinished hardwood floors, a cozy gas fireplace, and custom built-ins that add both character and functionality. The modern kitchen is designed for everyday living and entertaining, featuring a large eat-in island, quartz countertops, stylish subway tile backsplash, under-mount lighting, soft close cabinetry and plenty of storage to keep everything organized. Upstairs you’ll find three generously sized bedrooms, each enhanced with charming wainscoting feature walls that add warmth and personality. The basement has been tastefully renovated with new flooring, paint, lighting and an open bright concept. maintains its classic architectural arches and offers a spacious rec room perfect as a secondary living area, home gym, or entertainment space. Step outside to a truly special backyard — a private oasis complete with a studio, pergola, garden beds, and ample storage space, creating the perfect setting to relax, garden, or host friends and family. Located in family-friendly Highwood, you’ll enjoy close proximity to schools, shopping, parks, and recreation. The community features a large outdoor skating rink and is one of the few Calgary neighbourhoods with its own outdoor pool. This is a rare opportunity to own a beautifully updated home in a vibrant, inner city family-friendly community.