



GRASSROOTS
REALTY GROUP

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90 Hartford Road NW
Calgary, Alberta

MLS # A2326267



\$1,079,000

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: None

PRICE ADJUSTMENT!!!! Great Value!!! Rarely does an inner-city infill offer this level of openness, privacy, and panoramic views. Nestled on a quiet street in the desirable community of Highwood, this brand-new detached infill stands out with its rare 9-ft. walk-out basement, unobstructed rear exposure, and over 2,800 sq.ft. of beautifully developed living space. Thoughtfully designed for both everyday living and entertaining, the main floor features impressive 10-ft. ceilings and a bright open-concept layout. The front dining area overlooks the mature tree-lined street, creating a warm and welcoming atmosphere. At the heart of the home, the custom kitchen offers ample cabinetry, generous prep space, and a large kitchen island, making it an ideal gathering place for family and friends. Tucked quietly at the rear of the home, the spacious living room takes full advantage of the panoramic views and peaceful setting. Built-in speakers in both the dining and living areas further enhance the atmosphere for everyday living and entertaining. Upstairs features three spacious bedrooms and a practical, family-friendly layout. The bright and inviting primary bedroom is upgraded with built-in speakers, a walk-in closet, and a luxurious ensuite complete with a freestanding soaker tub, oversized shower, and double vanity. The two additional bedrooms are positioned across the hallway for added privacy and also enjoy open views. A 5-piece bathroom and conveniently located upper-floor laundry complete the second level. The fully finished 9-ft. walk-out basement adds incredible flexibility and value to the home. Large windows bring in abundant natural light while providing direct access to the backyard and detached garage. This level also includes a large separate room ideal for a home gym, guest suite, office, or additional bedroom, along with a 4-piece bathroom, wet bar, and

spacious entertainment area with built-in speakers—perfect for hosting family and friends. Located just a short walk from Highwood School's Mandarin Bilingual Program, FFCA Elementary School, and Colonel Irvine Junior High School, this home offers exceptional convenience for families. Surrounded by parks, playgrounds, and everyday amenities, and with quick access to downtown Calgary, Deerfoot Trail, and major routes, this property presents a rare opportunity to enjoy elevated inner-city living in one of Calgary's most established and family-friendly communities.