



13 Hartford Place Calgary Alberta

\$994,900

****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. (id:6769)

Primary Bedroom 13.25 Ft x 18.58 Ft

Bedroom 17.08 Ft x 9.83 Ft

Bedroom 9.92 Ft x 11.58 Ft

5pc Bathroom 8.25 Ft x 17.75 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Laundry room 9.92 Ft x 5.50 Ft

Other 9.75 Ft x 8.25 Ft

Bedroom 13.42 Ft x 10.92 Ft

Bedroom 11.50 Ft x 11.75 Ft

4pc Bathroom 4.92 Ft x 8.67 Ft

Kitchen 8.33 Ft x 10.00 Ft

Living room 14.33 Ft x 15.08 Ft

Dining room 13.42 Ft x 10.92 Ft

Kitchen 15.92 Ft x 17.83 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Other 5.33 Ft x 9.33 Ft

Foyer 6.75 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca