90 Hartford Road NW

Calgary | Active | MLS® A2346514

$1,023,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,046.87 sq. ft.**

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Listed by Homecare Realty Ltd.

A closer look

Open House Saturday, October 17, 2026 from 1-3pm. Don't Miss !!! 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346514
Bedrooms	4
Bathrooms	4
Year Built	2026

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,046.87 sq. ft.
Main Level Finished Area:	960.77 sq. ft.
Below Grade Finished Area:	883.64 sq. ft.
Acreage:	No
Lot Area:	3,671 sq. ft.
Lot Frontage:	36'7"
Front Exposure:	East
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2511249

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Mixed, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Highwood
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 14'10" × 14'8" ·
Main Floor	Kitchen · 16'4" × 14'9" ·

Main Floor	Living Room · 17'6" × 12'7" ·
Main Floor	Office · 7'10" × 5'8" ·
Main Floor	Foyer · 6'1" × 6' ·
Main Floor	Hall · 5'8" × 3'5" ·
2nd Floor	Bedroom - Primary · 16'1" × 14'8" ·
2nd Floor	Walk-In Closet · 10'3" × 5'8" ·
2nd Floor	Bedroom · 11'3" × 10'3" ·
2nd Floor	Bedroom · 10'7" × 10'3" ·
2nd Floor	Laundry · 7'6" × 6' ·
2nd Floor	Hall · 24'10" × 5'8" ·
Basement	Game Room · 19'8" × 11'3" ·
Basement	Mud Room · 11'11" × 5'9" ·
Basement	Bedroom · 17'6" × 13'2" ·
Basement	Walk-In Closet · 7'7" × 5'9" ·
Basement	Nook · 4'11" × 2'9" ·
Basement	Furnace/Utility Room · 14'3" × 4'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior 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
Exterior Features:	Balcony, Barbecue, BBQ gas line, Garden, Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Lawn, Low Maintenance Landscape, Private
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/90-hartford-road-nw-calgary-a2346514/

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