

\$699,900 - 92 Hartford Road Nw, Calgary

MLS® #A2116613

\$699,900

3 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.15 Acres

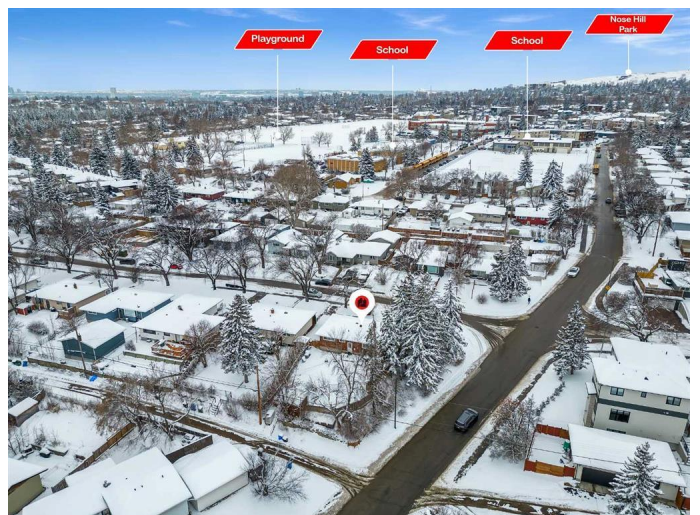
Highwood, Calgary, Alberta

Get in while you can - OVERSIZED CORNER LOT (6695 SQ FT, ZONED R-C2) IN HIGHWOOD W BACK LANE! POTENTIAL TO BE REZONED TO R-CG WHICH IS IDEAL FOR FUTURE MULTI-FAMILY DEVELOPMENT! BUY & DEVELOP OR BUY & HOLD - PROPERTY FEATURES A 1900+ SQ FT BUNGALOW W ILLEGAL SUITE & SEPARATE ENTRANCE. Main floor offers a 2 bedrooms and 1 FULL bath and the Illegal basement suite offers 1 Bed + 1 Office/Den and a FULL bath. Both living spaces offer kitchens and common space (family room / rec room). Separate laundries as well. Amazing location in Highwood - 3 schools within 2 minutes of the home, multiple parks and access to all the amenities you need! THE ILLEGAL SUITE MAKES FOR A SOLID MORTGAGE HELPER! SOLID INVESTMENT / HOLDING / PERSONAL PROPERTY! Please note that the dining room on the main can be converted to a room if needed.

Built in 1955

Essential Information

MLS® #	A2116613
Price	\$699,900
Sold Price	\$688,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,035
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	92 Hartford Road Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2A5

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 28th, 2024
Days on Market	7

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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