

105 Hartford Road NW  
Calgary, Alberta

MLS # A2261195



**\$999,999**

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,041 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Landscaped, No Neighbours Behind, Rectan		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Stone	<b>Zoning:</b>	RC2
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Investor Alert! Turnkey, income-generating property with strong cash flow. Tenant-occupied until October 2026, with a good tenant in place who may be willing to stay longer if permitted. Tenant has strong credit &mdash; ideal for long-term investors seeking stable, low-risk income. Brand new detached home generating immediate rental income with an impressive ~5.5% CAP rate. This is a fully turnkey investment with legal basement, offering stable cash flow from day one. Up to 10-Year Alberta New Home Warranty for added peace of mind. Located on a quiet street in one of Calgary's desirable communities, this premium property features extensive upgrades and dual-income potential. Investment Highlights: Tenant-occupied until October 2026 Tenant may stay longer (subject to agreement) Good tenant with strong credit Turnkey rental with immediate cash flow Legal basement suite with separate entrance Strong CAP rate (~5.5%) Ideal for long-term hold investors No landlord setup required Property Features (Summary): Nearly 2,040 sqft above grade ~800 sqft legal basement suite Detached double garage (20x20) with lane access Premium upgrades throughout (over \$40,000) In-floor heating (basement & ensuite) Quartz countertops, premium appliances ICF foundation for energy efficiency Trex deck, landscaping & fencing complete Smart home & security features