

156 HARTFORD RD NW**C4274760 Active****LP:** \$590,000**OP:** \$590,000**SP:****PD:****DOM:** 35

Class: Detached
Type: Detached
Style: Bungalow
Year Built: 1955
LINC #: 0020585537
Legal Plan: 1106HA

Blk: 13**Lot:** 1

Area: Calgary
Zone: Zone CC
Community: Highwood 499
Postal Code: T2K 2A8
Condo Type: Not a Condo
Possession: 60/negotiable 01/31/2020

Land Use: R-C2
Title to Land: Fee Simple
Conform Rpt:
Restrictions: None Known

New Hm:**Tax Amt/Yr:** \$3,397/2018**Local Imp Amt:****HOA:** No**Condo Fee:**

Comfortable family home with an open floor plan featuring a spacious great room with hardwood floors and a large picture window facing the back yard, open concept kitchen with white cabinets, good quality appliances, gas stove, pantry, tile flooring, and a counter breakfast bar open to the great room, two bedrooms and a four piece bathroom with a jetted tub. Lower level enjoys lots of natural light with seven large new windows with wells, a large rec room, gas fireplace, bedroom area, three piece bathroom and a large laundry room with storage. There is a large wood deck off the side entrance to the rear fenced yard. Parking and storage are provided by a newer deluxe oversize double garage 27' x 24' with two overhead doors with electric openers, in slab heat and a completely finished interior with heavy insulation. This property situated on a large 60' by 100' corner lot facing a treed community park is a very good re-development opportunity.

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 2/2 Rms Abv: 4 F/H Baths: 2/0					
Great Rm	6.3X3.7	20'7"X12'3"	M						
Room Type	Dim/M	Dim/Ft	Level		2P	3P	4P	5P	6P
Kitchen	3.5X3.3	11'4"X10'10"	M	Baths:	0	1	1	0	0
Mstr Bed	3.5X3.2	11'5"X10'5"	M	EnSt Bth:	0	0	0	0	0
Bedroom	3.7X2.7	12'3"X8'11"	M	Level	Mtr2:		Sq Ft		
Rec Rm	9.4X3.6	30'11"X11'9"	B	Main:	87.33		940		
Utility Rm	5.6X3.6	18'4"X11'9"	L	Upper:					
				Above Grade:					
				Lower:	75.62		814		
				Below Grade:					
				Total A.G.	87.33		940		

Property Information

Basement:	Full-Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:	1	Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	557.00 m2		
Exterior:	Asphalt Shingles, Stone, Stucco	Frntg X Depth:	18.3x30.48		
Roof Type:	Asphalt Shingles	Flooring:	Hardwood, Non-Ceramic Tile		
Front Exp:	South				
Garage Dim:	27' x 24'				
Parking:	2/Double Garage Detached, Over Sized				
Features:	Deck, No Smoking Home, Sprinkler System-Underground				
Site Influences:	Back Lane, Corner, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Shopping Nearby, Treed Lot				
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Gas, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

Agent & Office Information

List Firm: HOUSTON REALTY.ca
Ownership: Private
Exclusion/SRR: No/No

List Date: 12/13/2019

Printed: 01/17/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).