

\$549,900 - 41 Hidden Hills Way Nw, Calgary

MLS® #A2197803

\$549,900

3 Bedroom, 2.00 Bathroom, 1,030 sqft
Residential on 0.08 Acres

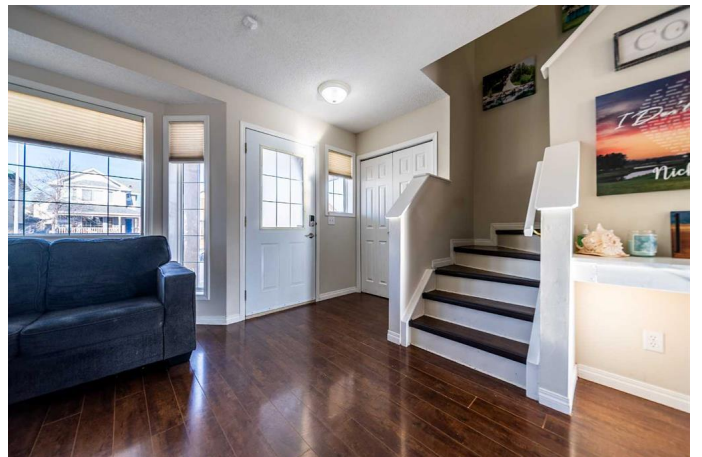
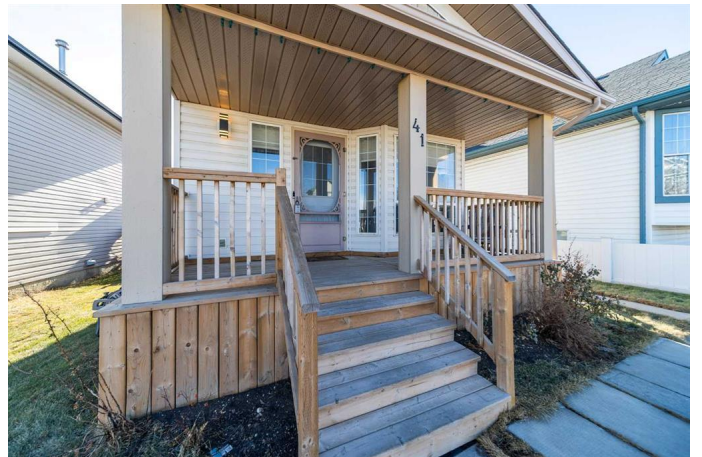
Hidden Valley, Calgary, Alberta

Welcome to this charming 2-story home nestled in the desirable Hidden Valley neighbourhood! The front of the house boasts a cute, welcoming porch – the perfect spot to enjoy a morning coffee or unwind in the evening.

As you step inside, you'll be greeted by a bright and airy main floor, featuring stunning vinyl plank flooring throughout. The front living room offers a cozy space for family gatherings or quiet relaxation, while the kitchen and dining area overlook the spacious backyard, offering a seamless flow for entertaining and everyday living. A convenient 2-piece powder room and pantry round out this level.

Upstairs, you'll find three generously sized bedrooms, each providing plenty of space for your family to grow. The 4-piece bathroom offers a bright and functional layout, perfect for busy mornings.

The finished basement provides a cozy rec room, ideal for movie nights, games, or a personal retreat. The large backyard is designed for low-maintenance landscaping, giving you more time to enjoy outdoor activities and less time spent on upkeep. This double OVERSIZED heated garage (20`5" x 27`8") accommodates a full-size truck and SUV, while still providing plenty of space to comfortably unload kids and gear without feeling cramped.



Recent updates include a newer ROOF ,
FURACE , and AIR CONDITIONING system,
ensuring peace of mind and comfort
throughout the seasons. All poly B piping has
been removed for added reliability.

Located close to amenities, schools, beautiful
parks, and public transportation, this home
offers the perfect balance of comfort and
convenience. Don't miss the chance to
make this Hidden Valley gem your own!

Built in 1997

Essential Information

MLS® #	A2197803
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,030
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	41 Hidden Hills Way Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5T1

Amenities

Parking Spaces	4
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Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Irregular Lot, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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