

# \$449,900 - 13, 200 Hidden Hills Terrace Nw, Calgary

MLS® #A2237370

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

Welcome to this beautifully updated and meticulously maintained 3-bedroom walkout home offering over 1,460 sq. ft. of living space in a quiet Hidden Valley enclave. This family-friendly location provides easy access to major roadways and is within walking distance to playgrounds, pathways, all three schools, tennis courts, the outdoor rink, and a popular toboggan hill. The bright and open main level features a spacious living room with large picture windows, a generous dining area, and a classic white kitchen with stainless steel appliances, ample counter space, and a convenient half bath.

Upstairs, you'll find three generously sized bedrooms including a primary suite with a double closet and private 4-piece ensuite, a full main bathroom, and a laundry closet with extra storage. The fully developed walkout lower level adds exceptional versatility with a large front foyer/mudroom, custom wine cellar with built-in shelving and rustic brickwork, and a spacious flex room with an electric fireplace and direct access to the back deck and green space—ideal for a playroom, gym, media room, office, or even a fourth bedroom.

Additional features include a private rear deck perfect for relaxing or entertaining, an insulated and drywalled single attached garage with shelving, new vinyl flooring (2022), updated appliances, a MyQ smart garage opener, and more. This is an incredible



opportunity to own a move-in-ready home in one of Calgary's most sought-after family communities. Welcome home!

Built in 1999

### Essential Information

MLS® #	A2237370
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	13, 200 Hidden Hills Terrace Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6E8

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Basement	None

## Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	July 6th, 2025
Days on Market	2
Zoning	M-C1 d33

## Listing Details

Listing Office	Real Broker
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