\$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

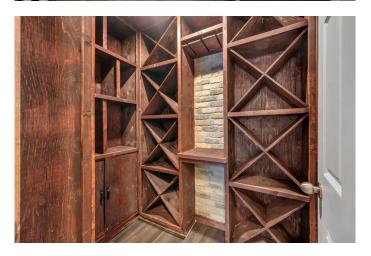
Welcome to this beautifully updated and meticulously maintained 3-bedroom walkout home offering over 1,460 sq. ft. of living space in a quiet Hidden Valley enclave. This family-friendly location provides easy access to major roadways and is within walking distance to playgrounds, pathways, all three 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 spaceâ€"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 2

of Fireplaces

Fireplaces Electric, Gas

Basement None

Exterior

Exterior Features Other

Lot Description See Remarks

Asphalt Shingle Roof Construction Concrete, Vinyl Siding, Wood Frame, See Remarks

Foundation **Poured Concrete**

Additional Information

Date Listed July 6th, 2025

2 Days on Market

Zoning M-C1 d33

Listing Details

Listing Office Real Broker

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