

# \$829,500 - 305 Hidden Valley Place Nw, Calgary

MLS® #A2190572

## \$829,500

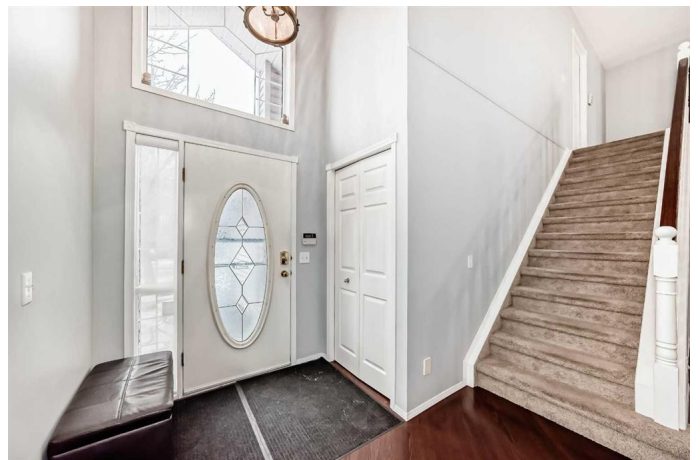
4 Bedroom, 5.00 Bathroom, 1,990 sqft  
Residential on 0.12 Acres

Hidden Valley, Calgary, Alberta

Hidden Valley is a well-established, family-friendly neighborhood in Northwest Calgary. Families will appreciate the nearby schools, as well as easy access to major routes and the mountains. This bungalow is located on a quiet cul-de-sac. It's a lofted, walkout design with over 3,200 sq. ft. of total living space featuring vaulted ceilings and plenty of natural light. The home includes 4 bedrooms, a main floor office, a loft, and numerous upgrades. Upstairs, the bedroom offers a walk-in closet, a luxurious ensuite with a jetted tub, and a connected loft space for added versatility. Additional highlights include an oversized heated garage, central AC, and hardwood floors. Roof replaced in 2018. Furnace and hot water tank replaced in October 2021. This home was custom-built with accessibility in mind. Features include a centrally located elevator (main floor to basement), extra-wide hallways and doors, a zero-threshold shower in the basement, and ramps from the garage to the home and from the sundeck to the living room. With large windows, expansive rec room, spacious bedroom, and private outdoor area, the walkout basement is ideal for multi-generational living. This home is easy access to Beddington, Shaganappi, Deerfoot, and Stoney Trails. Book a tour today!

Built in 1995

## Essential Information



MLS® #	A2190572
Price	\$829,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,990
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	305 Hidden Valley Place Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5L7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front, Oversized
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, Pantry, Built-in Features, Elevator, High Ceilings, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	104
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Argos Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.