

# \$584,900 - 36 Hidden Hills Road Nw, Calgary

MLS® #A2215622

**\$584,900**

4 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.08 Acres

Hidden Valley, Calgary, Alberta

Youâ€™ll be amazed by how much home is here!!! With 1,948 square feet spread across all four finished levels, this air-conditioned floor plan delivers far more than meets the eye. Spacious, flexible, and move-in ready, itâ€™s ideal for young families, first-time buyers, empty nesters, & savvy investors seeking both lifestyle & long-term value. From the moment you arrive, the curb appeal sets the tone. Striking rooflines, wide upgraded sidewalks, and meticulous landscaping create a warm and welcoming first impression. This is a home that proudly stands out in the neighbourhood. At the heart of the home is the custom kitchen, where culinary creativity meets family connection. Professionally designed & installed cabinetry with solid birch uppers, spice pullout, elegant countertops, durable tile flooring, and a premium stainless steel appliance package combine elegance with everyday function. Whether itâ€™s casual family meals or hosting the holidays, this kitchen is ready for it all. Adjacent to the kitchen, the spacious dining room is perfect for family dinners or entertaining friends. The front living room, accented with rich hardwood flooring, provides a cozy space to relax, read, or catch up with guests. Upstairs, youâ€™ll find three generously sized bedrooms, including a serene primary retreat. Additional bedrooms offer flexibility for children, a nursery, home office, or guests. The newly renovated & refreshed 4 piece bathroom blends style and convenience, perfect for both



morning routines and evening wind-downs. The walkout level is an entertainment haven. Whether hosting movie marathons, setting up a games area, or creating a vibrant play zone, this space adapts to your family’s lifestyle. Step directly into the fully landscaped, fenced backyard, where outdoor living takes centre stage. Enjoy morning coffee or evening relaxation on the deck under the lit pergola, enhanced with privacy screens for a cozy, secluded atmosphere. Watch the kids splash and play in the seasonal swimming pool or gather with friends for weekend BBQs & take in the peaceful surroundings. This is where laughter and family memories are made. On the lower level, a fourth bedroom offers privacy for older children, guests, or extended family, and a versatile flex room can easily serve as a home gym, studio, or quiet workspace. With fresh paint and thoughtful updates throughout, this home has been maintained with care and attention. Living in Hidden Valley means more than just a home - it’s a lifestyle. Walk the scenic ravines, bike the winding paths, and watch your kids grow in a vibrant, family-friendly community. Walking distance to top rated schools, and commuters enjoy effortless access to transit, major roads, and city amenities. On weekends, escape to the mountains for adventure or relax in the peaceful green spaces just outside your door. This is more than a house! It’s a home where life happens.

Built in 1998

**Essential Information**

MLS® #	A2215622
Price	\$584,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,045
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	36 Hidden Hills Road Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A5X9

### Amenities

Parking Spaces	3
Parking	Parking Pad, Alley Access, Rear Drive

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Decorative, Mantle
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard, Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Standard Shaped Lot, Street Lighting, Interior Lot, Yard Lights
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	49
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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