

\$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
Zoning	M-C1 d33

Listing Details

Listing Office	Real Broker
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