

19, 200 Hidden Hills Terrace NW
Calgary, Alberta

MLS # A2252117



\$409,800

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,640 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 438
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d33
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

HOME SWEET HOME! OPEN HOUSE SATURDAY SEPTEMBER 13th, 10AM-12PM! Welcome to this beautifully upgraded 3 storey Townhouse, perfectly situated in the family-friendly NW community of Hidden Valley! Offering over 1,640 SQFT of thoughtfully designed living space, this bright and spacious home features 3 bedrooms, 2.5 bathrooms, an attached garage, private yard and a PET FRIENDLY COMPLEX. RECENT UPGRADES include a new furnace (2023), a new hot water tank (2023) and a newer washer. The open-concept main floor is ideal for both relaxing and entertaining with gleaming laminate flooring showcasing a sun-filled living room with a cozy gas fireplace, a formal dining area, and a gourmet kitchen complete with rich maple cabinetry and ample counter space. Upstairs, you'll find a generously sized primary retreat with a private 4 piece ensuite, two additional great-sized bedrooms, a full 4 piece bathroom, and convenient upper floor laundry. The lower entrance area is perfect for a family room and plenty of storage in the utility room. Step outside to your private deck and backyard, great for enjoying sunny afternoons or hosting a BBQ. Additional highlights include a single attached garage, and a pet-friendly complex (with board approval). Located on a quiet cul-de-sac next to a playground, you're just steps from schools, parks, shopping, public transit, and easy access to major roads like Beddington Trail and Stoney Trail. Don't miss your chance to own in one of NW Calgary's most desirable communities, book your private viewing of this GEM today!