

# \$579,000 - 176 Hidden Hills Road Nw, Calgary

MLS® #A2232583

## \$579,000

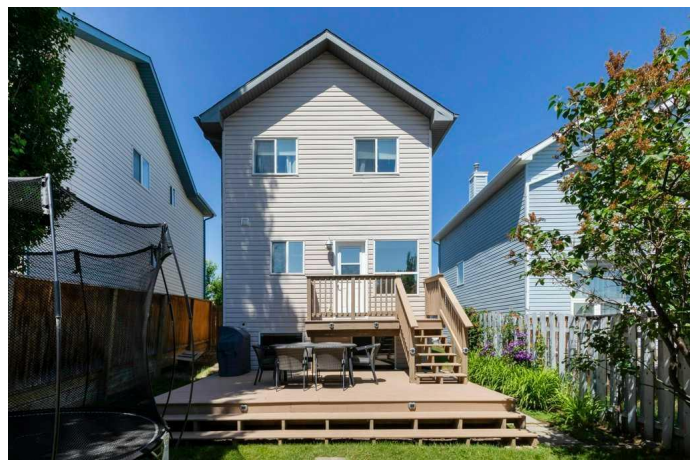
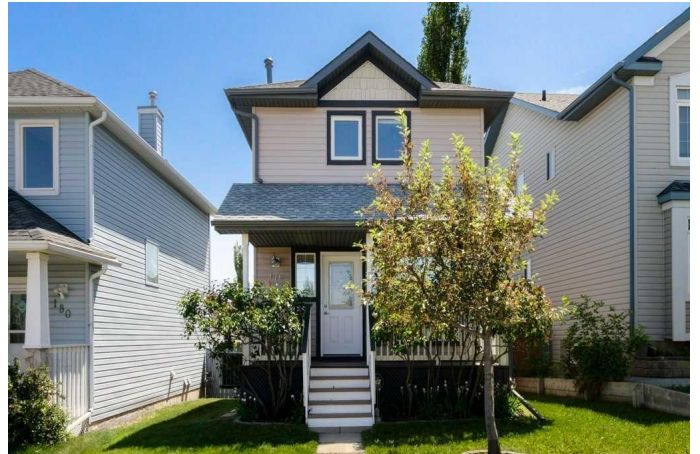
3 Bedroom, 3.00 Bathroom, 1,023 sqft  
Residential on 0.08 Acres

Hidden Valley, Calgary, Alberta

Pride of ownership is evident throughout this well-maintained 3-bedroom, 2.5-bathroom home with over 1,500 square feet of liveable space. The bright and welcoming living room leads into an open-concept kitchen and dining area, with hardwood flooring throughout the main floor and upstairs providing a clean, cohesive look. The beautifully updated kitchen features granite countertops, stainless steel appliances, and lovely light fixtures. A convenient half bath completes the main level.

Upstairs offers a spacious primary bedroom with walk-in closet, two additional bedrooms, and a full bathroom. Triple-pane windows on the upper level help enhance comfort and efficiency. The fully developed, tiled basement includes a large recreation area with spectacular bright south facing windows, a 3-piece bathroom, laundry, utility space and plenty of storage.

Additional updates include a high-efficiency furnace and central air conditioning (2022) and a new hot water tank (2023). Outside, enjoy a sunny south-facing backyard with a two-tiered deck, green space, and low-maintenance garden. The oversized, detached double garage is heated and includes built-in shelving and cabinets for extra storage. A new asphalt shingle roof is confirmed to be installed on both the house and garage, along with select rain gutter, fascia, and exterior updatesâ€”valued at an estimated \$15,000



and 100% paid for by the seller's insurance company.

Situated on a quiet street with no front-facing houses, this home sweet home offers quick access to Stoney Trail and Shaganappi, and is walking distance to three schools (including French immersion and Catholic), several playgrounds and off-leash areasâ€”making it a great choice for families! Get ready to Love this Home!

Built in 1997

**Essential Information**

MLS® #	A2232583
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,023
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	176 Hidden Hills Road Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5Y1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Private, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 20th, 2025

Days on Market 6

Zoning R-CG

### Listing Details

Listing Office Coldwell Banker Mountain Central

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