

\$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 |
| Days on Market | 6 |
| Zoning | M-C1 d33 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.