



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

58 Hidden Crescent NW
Calgary, Alberta

MLS # A2326842



\$649,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,038 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Heated Garage, Oversized, Worksho		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance, Storage		

Inclusions: Fridge x2, stove x2, hoodfan x2, drapers and rod, garage heater

Welcome to this beautifully updated, fully finished bi-level home in the highly sought after northwest community of Hidden Valley. Offering exceptional versatility, modern peace of mind, and an incredible layout tailored for family life, multi-generational living, or a full time roommate in this illegal basement suite making this property stand out in today's market. Step inside to a spacious, sun-drenched main level where vaulted ceilings and oversized windows flood the open-concept living and dining areas with natural light. The updated kitchen features sleek cabinetry, contemporary countertops, a full appliance package and a tons of counter space connecting the main floor influences. The main floor finishes beautifully with a generous primary bedroom complete with a walk-in closet, an additional well-sized bedroom, and a fully updated four-piece family bathroom. The lower level completely transforms this property's capability, maximizing usable square footage via a bright, fully finished walkout basement. Bathed in natural light from large windows, this level hosts a completely self-contained, separate illegal suite with its own private exterior rear entrance. The space is thoughtfully designed with a second full kitchen boasting ample storage, a comfortable living and dining area, a spacious lower-level bedroom, and a clean three-piece bathroom. One can easily step out directly onto the lower concrete patio, enjoying independence and privacy from the main level. Buy with absolute confidence, as the costly mechanical updates have already been taken care of for you. Updates In 2024 alone. All new PEX plumbing throughout entire home, New fixtures and sinks throughout, New LVP flooring throughout entire home with Sonopan soundproofing between floors, New countertops throughout home, All new interior door hardware. New window coverings (blinds)

throughout entire home, Whole home interior repainted , All new LED lighting throughout entire home, Basement ceiling scraped and painted,new kitchen island built, new Dishwasher (main floor), Suite kitchen pre-wired with dedicated space for dishwasher,Illegal suite downstairs with new crank-out style window in smaller bedroom, 2x washer/dryer, stove, and fridge, Garage-Separate breaker box, 220V electrical with two 220V outlets,Built-in workspace and storage,Full central heating system with gas furnace, and New insulated and sealed garage door with additional insulation throughout (2025) Car enthusiasts, hobbyists, and those craving storage will fall in love with the backyard setup. The oversized detached double garage is fully insulated and wired, but the true highlight is the massive, integrated loft storage space built into the high roofline. Perfect for seasonal gear, tools, or a workshop setup, it keeps your main parking stalls completely clutter-free. Perfectly situated in Hidden Valley, an established, family-friendly hidden gem in NW Calgary.