



40 hidden Point NW
Calgary, Alberta

MLS # A2327130



\$599,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Laminate, Tile

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum

Inclusions: NONE

Welcome to 40 Hidden Point NW, a well-maintained two-storey walkout home tucked into a quiet street in the heart of Hidden Valley NW. From the moment you walk in, the dramatic open-to-below foyer makes an impression. The main floor flows seamlessly from a generous living room into a cozy family room with fireplace, then into a bright kitchen and dining area that opens onto a full-width deck, ideal for summer BBQs and entertaining. Upstairs you'll find three bedrooms including a primary retreat with walk-in closet and 4-piece ensuite, plus a 4-piece main bath for the additional two bedrooms. The fully developed walkout basement adds serious value with a one-bedroom featuring its own private entrance, full kitchen, 4-piece bath, and bright living area, perfect for multi-generational living. Major upgrades are already done including a new roof and new hot water heater. Move-in ready with the big ticket items taken care of. Hidden Valley is one of NW Calgary's most sought-after family communities, offering quiet streets, excellent schools, and outstanding amenities all within reach. Hidden Valley Elementary, Valley Creek School, and St. Elizabeth Seton are all located within the neighbourhood itself, and the area is surrounded by parks, playgrounds, an off-leash dog park, and trails connecting to Nose Hill Park. With quick access to Stoney Trail, Beddington Trail, and Country Hills Boulevard, commuting across Calgary or reaching the airport is a breeze. This is a home that truly delivers on location, lifestyle, and long-term value.