



GRASSROOTS
REALTY GROUP

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101 Hidden Valley Villas NW
Calgary, Alberta

MLS # A2327834



\$344,000

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,145 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Parking Pad, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, See Remarks, Vinyl Windows		

Inclusions: N/A

~~ PRICE REDUCED ~~ Exceptional Value in Hidden Valley! Welcome to this beautifully and meticulously MAINTAINED Townhome offering the perfect combination of style, comfort, and affordability in one of NW Calgary's most desirable family communities. Thoughtfully updated with modern finishes and timeless neutral tones, this move-in-ready home is truly one of the BEST VALUES in the COMPLEX. The bright and inviting main level features a spacious living room with a charming bay window that floods the space with natural light, complemented by a cozy fireplace, creating the perfect setting for relaxing evenings. The adjoining dining area flows seamlessly into the spacious kitchen, offering ample cabinetry, generous counter space, and direct access to your private rear deck overlooking a peaceful green space with no neighbours directly behind, an ideal place to enjoy your morning coffee, entertain guests, or unwind after a long day. An updated 2-piece powder room completes the main floor. Upstairs, you'll find TWO GENEROUSLY SIZED BEDROOMS with both Walk-in Closets, including a spacious primary bedroom, along with a well-appointed full bathroom. The unfinished basement features a large window and offers incredible potential to create additional living space, a family room, home office, fitness area, or even a third bedroom to suit your needs. A NEWER FURNACE provides added peace of mind. Located in a well-managed, pet-friendly complex (subject to condo board approval), this home also features low condo fees and an assigned parking stall (43), making it an outstanding opportunity for first-time home buyers, downsizers, and savvy investors alike. Ideally situated within walking distance to public and Catholic schools, parks, playgrounds, scenic pathways, and public transit, this home also offers quick access to

shopping, Beddington Trail, Stoney Trail, Deerfoot Trail, and Calgary International Airport, providing exceptional convenience for everyday living. Whether you're searching for your first home, looking to downsize, or expanding your investment portfolio, this Hidden Valley gem offers exceptional value, a fantastic location, and endless future potential. Don't miss this incredible opportunity, CALL your Favourite Realtor and book your private showing today !!!