



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

79 Hidden Crescent NW
Calgary, Alberta

MLS # A2328507



\$529,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,111 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Covering - All

What a great opportunity to own this good starting home located in the peaceful community of Hidden Valley... this well maintained home was freshly painted, it has a laminated floorings in the main level and new carpets through out in the upper level, updated lightings, newer stainless appliances that includes a brand new hood fan and the most exciting is; no more POLY - B piping that scares most of the Insurance Companies, because now those Poly B piping was recently replaced by NEW PEX Piping. In addition to the updates, New DOOR and WINDOWS of the entire house recently REPLACED!! This house offers almost 1,500 square foot of livable area, this includes 3 good sized Bed Room, 1.5 bath rooms with Newer Tiles around that brings into a newer look. The fully developed basement is where your laundry and heating system located is also well organized to have an ample storage. What you're waiting now? Call your favorite realtor and book your showings!!!