



**GRASSROOTS**  
REALTY GROUP

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**139 Hidden Valley Green NW  
Calgary, Alberta**

**MLS # A2331138**



**\$565,000**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hidden Valley                                                 |               |                   |
| <b>Type:</b>     | Residential/Duplex                                            |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                               |               |                   |
| <b>Size:</b>     | 1,128 sq.ft.                                                  | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 2                                                             | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                        |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Low Maintenance Landscape, No Back Lane |               |                   |

|                    |                                                                   |                   |      |
|--------------------|-------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home |                   |      |

**Inclusions:** NA

Maintenance-Free Living—Without the Condo Fees! Welcome to 139 Hidden Valley Green, a beautifully kept villa style bungalow and half-duplex in the sought after community of Hidden Valley. If you want to downsize and simplify your life without giving up your space or independence, this home gives you the best of both worlds: all the perks of low-maintenance living with zero condo fees. A low-cost HOA takes care of lawn care, watering, and snow removal, giving you total freedom to enjoy your free time. Located on a quiet and safe cul-de-sac, this move-in-ready home comes with great major upgrades including a new roof installed this year, along with fresh new carpet and stylish vinyl flooring throughout the main floor. Inside, the smart main-floor layout is built for easy everyday living. High ceilings on both the main floor and basement make the whole house feel open, bright, and spacious. The open-concept living and dining area features a gas fireplace, perfect for hosting friends or relaxing after a long day. Having main-floor laundry and a half-bath makes daily life super convenient, while the flexible second bedroom works great as a home office, hobby room, or guest space. Outside, you'll love the double attached garage and a private backyard made for quiet evenings or summer BBQs. Downstairs, the bright, partially finished basement gives you extra living space and tons of storage, plus plenty of room to expand in the future. Best of all, you are just steps away from an extensive network of walking and biking paths and local parks. It is the perfect, low-maintenance home in a friendly neighborhood.