



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

131 Hidden Way NW
Calgary, Alberta

MLS # A2337701



\$500,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,030 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
-------------	------

Welcome to this thoughtfully designed 3-bedroom, 2.5-bathroom home in the desirable community of Hidden Valley, offering a functional layout, versatile living spaces, and an abundance of outdoor amenities. The main level features a welcoming living room that flows naturally into the well-appointed kitchen and adjacent dining area, creating an inviting space for both everyday living and entertaining. A convenient half bathroom completes the main floor. Upstairs, you'll find three comfortable bedrooms and a full bathroom, providing a practical and private retreat for the household. The fully developed basement extends the living space with a spacious, multifunctional recreation room, a full bathroom, dedicated laundry area, and utility room—ideal for a growing family, home office, media room, or additional guest accommodations. Outside, the property continues to impress with a generous front porch, fully fenced yard, and large rear deck—perfect for outdoor dining and summer gatherings. A detached double garage provides ample space for parking, storage, and year-round convenience. Brand NEW roof just installed last month. With its versatile floor plan, fully developed lower level, and excellent combination of indoor and outdoor living spaces, this Hidden Valley home is an excellent opportunity for first-time buyers, families, or anyone looking for a well-rounded property in a desirable north-end location.