



GRASSROOTS
REALTY GROUP

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254 Hidden Spring Mews NW
Calgary, Alberta

MLS # A2342354



\$649,786

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Stone Counters		

Inclusions:	N/A
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OPEN HOUSE 3 OCTOBER BETWEEN 2:00 PM TO 4:00 PM. ** LEGAL SUITE ** Beautiful home in the mature and sought-after community of Hidden Valley, located on a quiet cul-de-sac with a huge, fully fenced and landscaped backyard, plus a playground just half a block away. This 5-bedroom, 4-washroom home has been recently renovated with new flooring, carpet, a modern kitchen, stainless-steel appliances, and custom-built blinds. The registered secondary basement legal suite has a separate entrance and its own laundry, allowing you to live upstairs while renting out the basement for additional income to help with your mortgage. New roof, siding, soffits, gutters, fascia and downspouts completed in 2025. Steps from Elizabeth School, two other schools, and close to all amenities.