

# \$699,900 - 58 Hidden Valley Gate Nw, Calgary

MLS® #A2201680

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,572 sqft

Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

Welcome to this charming three-bedroom, two-story home offering over 2,200 sq ft of living space!! With a fully finished basement that can be easily converted into a walkout, this home offers incredible potential for added functionality.

Inside, enjoy an inviting layout with bright living spaces, a well-equipped kitchen with appliances under two years old, and fresh paint throughout. The lower level provides extra space for a home office, recreation room, or guest suite, along with plenty of storage.

Step outside to a beautifully landscaped, low-maintenance backyard featuring 30 perennials, a small garden, and a spacious deck—perfect for entertaining or unwinding after a long day. A double-car garage ensures ample parking and storage. Also extra storage under back deck.

Nestled in the sought-after Hidden Valley community, this home offers the perfect blend of comfort, convenience, and opportunity. Don't wait—schedule your private showing today!

Built in 1996

## Essential Information

MLS® #                   A2201680

Price                     \$699,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,572       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 58 Hidden Valley Gate Nw |
| Subdivision | Hidden Valley            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3A 5M1                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Great Room  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
|-------------------|----------------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Garden, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                              |
| Construction    | Vinyl Siding                                 |
| Foundation      | Poured Concrete                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 115              |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.