

# \$640,000 - 18 Hidden Valley Gate Nw, Calgary

MLS® #A2214112

**\$640,000**

4 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.11 Acres

Hidden Valley, Calgary, Alberta

**\*\*\*OPEN HOUSE : SATURDAY, APRIL 26TH**

**FROM 12-2PM & SUNDAY, APRIL 27TH**

**FROM 12-2PM\*\*\*** Step into a home that truly

feels like family. This warm and welcoming 4

BEDROOM, 3 BATHROOM bungalow offers

2,381 SQ.FT. of beautifully designed space

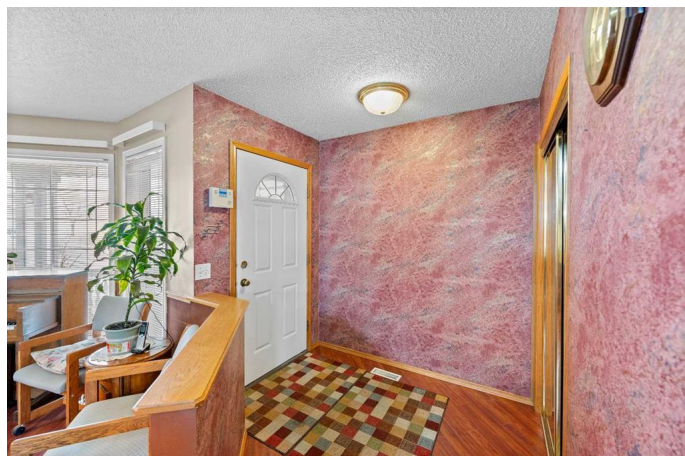
where memories are waiting to be made.

Whether you're just starting your journey,  
expanding your family, or embracing the joy of  
multi-generational living, this home gives you  
the space " and the heart " to do it all.

Freshly painted and full of light, the home feels  
bright, welcoming, and move-in ready. The  
RARE WALKOUT BASEMENT offers endless  
possibilities " a separate space for teens,  
extended family, or the perfect playroom or  
media zone. Plus, with a HEATED  
ATTACHED GARAGE and TWO FRIDGES,  
daily life becomes just a little more convenient.

But what truly sets this home apart is the  
LOCATION. Just 5 MINUTES from everything  
you need " Co-op, Shoppers Drug Mart,  
doctors, GoodLife Fitness, and local  
restaurants that feel like old friends. And for  
the kids? Both CATHOLIC and PUBLIC  
ELEMENTARY & JUNIOR HIGH SCHOOLS  
are just around the corner, creating a  
community where your children can learn,  
grow, and thrive.

This is more than just a house. It's where  
Sunday mornings are slow, family dinners are



loud, and the best moments happen in the everyday. Itâ€™s a place to grow, to connect, and to build your familyâ€™s future â€“ all in a neighborhood that feels like home the moment you arrive.

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214112    |
| Price          | \$640,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,302       |
| Acres          | 0.11        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 18 Hidden Valley Gate Nw |
| Subdivision | Hidden Valley            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | t3a5m1                   |

**Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 5                                                                |
| Parking        | Double Garage Attached, Driveway, Gravel Driveway, Heated Garage |
| # of Garages   | 2                                                                |

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s), Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window                                             |

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
|                 | Coverings                                                           |
| Heating         | Fireplace(s), Forced Air                                            |
| Cooling         | None                                                                |
| Fireplace       | Yes                                                                 |
| # of Fireplaces | 2                                                                   |
| Fireplaces      | Basement, Brick Facing, Double Sided, Gas, Living Room, Three-Sided |
| Has Basement    | Yes                                                                 |
| Basement        | Finished, Full                                                      |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Lot Description   | Back Yard, Rectangular Lot, Sloped |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 10               |
| Zoning         | R-C1             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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