

\$612,000 - 135 Hidden Green Nw, Calgary

MLS® #A2217478

\$612,000

3 Bedroom, 3.00 Bathroom, 1,340 sqft
Residential on 0.08 Acres

Hidden Valley, Calgary, Alberta

Welcome home to this charming 3 bedroom, 2.5 Bathroom home with over 2000sq.ft. of fully developed living space located in the highly desirable and family friendly community of Hidden Valley. Tired of fighting for parking or struggling to host guests? Enjoy the rare benefit of no front neighbours and ample on street parking, with direct ravine access and Hidden Valley's extensive pathway system right outside your front door. The front yard is landscaped with mature trees framing the property nicely, offering shade and seasonal appeal. This home blends curb appeal with its unique octagon window and deep green shutters and front door, with a meticulously maintained interior and functional, well-laid-out floor plan. Step inside to new vinyl plank flooring, updated lighting, built in A/C, and a smart thermostat for year-round comfort and efficiency. The spacious living and sitting room welcomes natural light through a large front bay window overlooking the ravine that leads down to an off-leash dog park. The kitchen offers functionality, a pantry, newer fridge and dishwasher (2019), and flows into the bright dining area with new sliding doors that open to your expansive West-facing backyard. Perfect for entertaining, the backyard features two large decks, the upper with built-in seating, gas BBQ hookup, and space for your own hot tub or patio set. There's still plenty of green space, plus a large garden box with low-maintenance, dog friendly perennials and a convenient storage shed. The double



detached garage is insulated and set up for a propane heater with a new garage door (2019), providing extra warmth and functionality year round. Downstairs enjoy your media room already wired, painted and set up for those cozy movie nights. The large space directly behind could be easily converted to add a 4th Bedroom or home gym. A newly updated sink is located just outside the shared laundry room and furnace area for added convenience. Upstairs, youâ€™ll find three generously sized bedrooms and a beautifully renovated 4-piece bathroom (2023) with aesthetically pleasing finishes. The spacious primary suite includes a large closet, a brand new window (2025), and a 3-piece ensuite. Additional upgrades include: windows resealed in (2019), new furnace (2020), hot water tank (2016), and roof (2013). Enjoy quick access to excellent public and Catholic Schools including Hidden Valley School (K-3), Valley Creek School (4-9), and St.Elizabeth Seton. The community is rich in green spaces, walking trails, and playgrounds, perfect for active lifestyles and outdoor fun. Youâ€™re just minutes from Creekside Shopping Centre, Beacon Hill, and Country Hills, with convenient access to Stoney Trail, Beddington Trail, Deerfoot Trail, and public transit. Donâ€™t miss your chance to join this quiet, welcoming neighbourhood with amazing neighbours and a strong sense of community. Book your private showing today and become the lucky new owners of 135 Hidden Green :)

Built in 1994

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2217478 |
| Price | \$612,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |

| | |
|----------------|-------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,340 |
| Acres | 0.08 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 135 Hidden Green Nw |
| Subdivision | Hidden Valley |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 5K7 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Storage, Track Lighting |
| Appliances | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Garden, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 6 |
| Zoning | R-CG |

Listing Details

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|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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