

\$419,900 - 13, 200 Hidden Hills Terrace Nw, Calgary

MLS® #A2237370

\$419,900

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

Welcome to this beautifully updated and meticulously maintained 3-bedroom walkout home offering over 1,460 sq. ft. of living space in a quiet Hidden Valley enclave. This family-friendly location provides easy access to major roadways and is within walking distance to playgrounds, pathways, all three schools, tennis courts, the outdoor rink, and a popular toboggan hill. The bright and open main level features a spacious living room centered around a gas fireplace with large picture windows, a generous dining area, and a classic white kitchen with stainless steel appliances, ample counter space, and a convenient half bath.

Upstairs, you'll find three generously sized bedrooms including a primary suite with a double closet and private 4-piece ensuite, a full main bathroom, and a laundry closet with extra storage. The fully developed walkout lower level adds exceptional versatility with a large front foyer/mudroom, custom wine cellar with built-in shelving and rustic brickwork, and a spacious flex room with an electric fireplace and direct access to the back deck and green space—ideal for a playroom, gym, media room, office, or even a fourth bedroom.

Additional features include a private rear deck perfect for relaxing or entertaining, an insulated and drywalled single attached garage with shelving, new vinyl flooring (2022), updated appliances, a MyQ smart garage



opener, and more. This is an incredible opportunity to own a move-in-ready home in one of Calgary's most sought-after family communities. Welcome home!

Built in 1999

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2237370 |
| Price | \$419,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,477 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 13, 200 Hidden Hills Terrace Nw |
| Subdivision | Hidden Valley |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 6E8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Playground |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |

| | |
|-----------------|--------------------------|
| Heating | Fireplace(s), Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame, See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 6th, 2025 |
| Days on Market | 69 |
| Zoning | M-C1 d33 |

Listing Details

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

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