



GRASSROOTS
REALTY GROUP

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18 Hidden Valley Gate NW
Calgary, Alberta

MLS # A2214112



\$640,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,302 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Gravel Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Sloped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s), Storage		

Inclusions: none

OPEN HOUSE : SATURDAY, May 10th from 3-5pm 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 & 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. It's a place to grow, to connect, and to build your family's future & all in a neighborhood that feels like home the moment you arrive.