

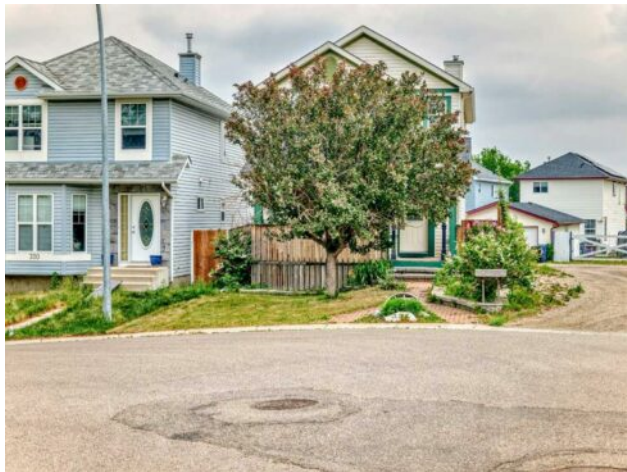


GRASSROOTS
REALTY GROUP

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324 Hidden Hills Place NW
Calgary, Alberta

MLS # A2230324



\$579,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: N/A

Welcome to this well-maintained single-family home in desirable Hidden Valley NW, offering over 1300 sq.ft. above grade plus a developed basement - perfect for growing families or savvy investors. This inviting home features 3 bedrooms and 2 1/2 bathrooms, including 3-pcs ensuite off the primary bedroom and a full bath on the upper floor. The bright main floor boasts a cozy living room with a bay window, a spacious dining area, and a functional kitchen with an island and sunny nook, leading to a large deck - ideal for summer gatherings! Enjoy a low-maintenance backyard and a double detached garage, all situated on a quiet street across from a beautiful park with plenty of street parking. Families will appreciate the close proximity to schools, playgrounds, and easy access to Stoney Trail for commuting. The basement is professionally developed with an addition bedroom and a large recreation room - a great space for guests, teens, or home office needs. Recent updates include: New Roof (2025). Water Tank (2023), Hood Fan (2023) and newly painted throughout. Don't miss this opportunity to live in a quiet, family-friendly neighborhood with all amenities close by!