



GRASSROOTS
REALTY GROUP

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133 Hidden Springs Circle NW
Calgary, Alberta

MLS # A2241647



\$575,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	786 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Welcome to your new home in the heart of Hidden Valley! This beautifully updated property offers fantastic value with key upgrades including new siding, a new roof, and a double attached garage. Inside, you'll find a bright and open layout filled with natural light, perfect for everyday living and entertaining. This home features an upgraded bathroom, a newer hot water tank, and a well-maintained furnace. Step out from the dining area onto your brand-new deck — ideal for summer BBQs and outdoor gatherings. Downstairs, a mortgage-helper (illegal) basement suite provides additional living space with its own private laundry, offering convenience and privacy for everyone. Enjoy a fully fenced, private backyard — perfect for your dog or garden dreams. Call today to book your private showing!