



GRASSROOTS
REALTY GROUP

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195 Hidden Valley Park NW
Calgary, Alberta

MLS # A2245147



\$549,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,243 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to 195 Hidden Valley Park NW – your retreat in one of Calgary’s most sought-after family communities! Nestled on a quiet street in the heart of Hidden Valley, this spacious multi-level home offers a smart layout with 3 well-sized bedrooms and 2 full bathrooms plus 2 pcs bath on main floor, ideal for growing families or those looking to spread out. You’ll love the bright and airy living room, featuring soaring vaulted ceilings, large windows, and a cozy gas fireplace—perfect for both quiet evenings and entertaining guests. The home has been upgraded with beautiful hardwood flooring and a recently replaced roof, offering both style and long-term value. Step outside to a sun-soaked southwest-facing backyard with an oversized deck, interlocking brick patio, and a convenient storage shed—a private oasis for summer BBQs, gardening, or simply relaxing under the sky. The location is unbeatable: just one block from the Hidden Valley Community Association and Recreation Centre, and within easy walking distance to top-rated schools, parks, and picturesque pathways. Hidden Valley is known for its friendly vibe, scenic ravines, and easy access to major routes—making it a perfect place to call home. Don’t miss your chance to settle into this welcoming, well-loved neighbourhood. You’re going to feel right at home! All potential buyers are encouraged to include a polybutylene (Poly-B) plumbing inspection, as the sellers are unaware of its presence in the property.