



GRASSROOTS
REALTY GROUP

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**135 Hidden Way NW
Calgary, Alberta**

MLS # A2245393



\$569,999

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	986 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows		

Inclusions:	None
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Welcome to this beautifully updated 985 sq ft bi-level in the heart of Hidden Valley, offering style, space, and income potential. This 5-bedroom, 2-bathroom home includes a fully developed basement suite(illegal)—ideal for multi-generational families, investors, or mortgage helpers! Main floor offers 3 Bedrooms and an Open-Concept Living Area welcoming space with large windows and abundant natural light. Newly renovated kitchen offers sleek cabinetry, updated countertops, stainless steel appliances, and a spacious dining area—perfect for entertaining. Basement welcomes you with a bright and well-designed 2-bedroom suite(illegal),offering exceptional space, privacy, and comfort. Whether you're seeking additional income potential or multi-generational living, this is the perfect solution.The private backyard features a spacious, sun-soaked deck—perfect for outdoor dining and entertaining—and is fully fenced, offering security and privacy for children, pets, and guests alike. Located on a quiet, family-friendly street, this home offers exceptional convenience with close distance to both elementary and junior high schools. Enjoy nearby pathways, parks, off-leash dog areas, and a variety of local amenities, all while benefiting from quick access to major roadways for easy commuting throughout the city. Call your favourite Realtor Today to make this place yours.