



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

216 Hidden Hills Road NW
Calgary, Alberta

MLS # A2256233



\$499,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,034 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

This beautiful starter home offers a practical and spacious layout with four bedrooms with also featuring new carpeting—three located upstairs and one in the basement. The main floor boasts a brand new kitchen complemented by new LVP flooring, providing ample cabinet and counter space for all your culinary needs. The basement features the fourth bedroom with a walk-in closet, ideal for guests or additional family members. Situated on a quiet street yet conveniently close to major roads, this home ensures easy access while maintaining privacy. Additionally, there is plenty of parking available. This home is the one you have been waiting for! Don’t let it get away, book your showing today!