



GRASSROOTS
REALTY GROUP

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204 Hidden Spring Green NW
Calgary, Alberta

MLS # A2270121



\$539,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	Bi-Level		
Size:	872 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Skylight(s)		

Inclusions:	Barbecue
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Welcome to this well-maintained and upgraded home in Hidden Valley. This property is backed onto green space with walking paths and has extensive upgrades in the last few years: New flooring (2021), New kitchen appliances (2022), New insulated garage door panels (2023); New hot water tank (2023); New roof and siding (2024), New PEX pipes (2025). Inside, you are greeted by an open floor plan with Central Air Conditioning, perfect for modern living. The main living area is open and inviting, ideal for entertaining guests or enjoying cozy nights in. You will also find skylight and stainless steel appliances in the kitchen. Upstairs, you will find a full bath with skylight and 2 well-sized bedrooms with one leading to the deck. The Rolling Security Shutter provides additional piece of mind. The fully finished basement expands your living space with an additional bedroom, a rec room which can be used as a bedroom, and a full bath. Step outside to your private, fully fenced backyard that backs indirectly onto green space and walking paths. The backyard features a sizeable deck with BBQ gas lines. The attached double garage with insulated panels and driveway is perfect for any family use. The property is within walking distance to K-9 Public and Catholic schools, parks, and playgrounds, close to city transit and has quick access to Deerfoot and Stoney Trail. Book your showing now!