



**42 Hidden Hills Way NW
Calgary, Alberta**

MLS # A2289694



\$489,900

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,026 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Deep Freeze

This charming two-storey home in Hidden Valley offers excellent curb appeal and several recent updates, including new stonework, upgraded bathrooms, and new flooring. The bright living room features a beautiful bay window, creating a warm and inviting space. The spacious kitchen includes a large eating nook/dining area and provides access to a generous deck—perfect for entertaining. The fully landscaped and fenced backyard offers convenient rear parking, adding to the home's functionality. Upstairs, you will find three bedrooms, including a spacious primary bedroom with a walk-in closet. The basement is awaiting your personal touch, offering excellent potential for future development. Conveniently located close to public transit, schools, shopping, pathways, parks- such as Nose Hill Park, and amenities, this home offers both comfort and convenience in a desirable family-friendly community. Book your private showing today!