



**80 Hidden Point NW
Calgary, Alberta**

MLS # A2290423



\$510,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,031 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 80 Hidden Point NW — a bright, beautifully refreshed two-storey home tucked into one of NW Calgary’s most family-friendly communities: Hidden Valley. This is the kind of property that immediately feels right the moment you walk up to it — inviting, sun-filled, and designed for real everyday living. From the moment you arrive, the west-facing front porch sets the tone. It’s the perfect place to soak in afternoon and evening sun, unwind after work, or enjoy a quiet morning coffee. Step inside and you’re greeted by an abundance of natural light pouring through the many windows throughout the home, creating a warm, open, and uplifting atmosphere in every room. This home has just been freshly painted, giving it a clean, modern feel, and the carpets have been professionally cleaned — making it truly move-in ready. The main floor features durable hardwood flooring and a spacious, functional layout that seamlessly connects the living room, dining area, and kitchen. The large eat-in kitchen offers plenty of space for family meals, entertaining, or simply enjoying everyday life. Upstairs, you’ll find three well-sized bedrooms, including a comfortable primary retreat. The layout is ideal for young families, professionals working from home, or anyone looking for a practical and efficient use of space. The fully finished basement adds even more versatility, complete with additional living space and a full three-piece bathroom — perfect for a media room, home office, gym, or guest area. Step outside to your private, fully fenced backyard — a great space for summer barbecues, relaxing evenings around the fire pit, or letting kids and pets play safely. What truly elevates this home is its location in Hidden Valley — a highly desirable NW community known for its quiet streets, strong sense of

community, and exceptional access to amenities. You're within walking distance to schools, parks, playgrounds, and extensive walking and biking pathways. Transit access is nearby, and major routes make commuting simple and efficient. Hidden Valley is especially loved for its balance of peaceful residential living while still being close to shopping, services, and everything you need day-to-day. Whether you're a first-time buyer, young family, or investor, this property checks all the boxes: bright, updated, functional, and located in a fantastic neighborhood. Homes like this — freshly updated, sun-filled, and perfectly located — don't last long. Book your private showing today.