



GRASSROOTS
REALTY GROUP

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86 Hidden Hills Terrace NW
Calgary, Alberta

MLS # A2139156



\$680,000

Division:	Hidden Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low Main		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1N

Utilities: -

Inclusions: N/A

Tenant occupied. Fixed lease from 2024-06-01 to 2025-07-31. Rent: \$2750/month. Buyer must assume tenants. Calling all savvy investors! This rare gem at 86 Hidden Hills Terrace NW is a turnkey investment opportunity in the sought-after Hidden Valley community. With existing tenant in place from June 1, 2024 to July 31, 2025, generating \$2750/month (tenant pays utilities), enjoy immediate passive income without the hassle of finding tenants. This stunning Morrison Built home features a massive private yard, bright and airy hardwood floors on the top two levels, a cozy gas fireplace, and a walk-in pantry. The spacious layout includes 3 good-sized, bright bedrooms, 2.5 baths, and convenient upstairs laundry. The fully finished basement adds extra bright space with a full bathroom. Situated on a quiet street, this home offers easy access to K-Gr 9 schools in Catholic, Public, and French Immersion. Commuting is a breeze with around 20 minutes drive to downtown, quick access to the mountains via Stoney Trail, and very close to the airport. Easy to view with no notice required until June 19th. Turn the key and start earning today! Don't miss your chance to own a prime piece of Calgary real estate. This is the easiest investment you will ever make.