



**15, 200 Hidden Hills Terrace NW
Calgary, Alberta**

MLS # A2139431



\$399,900

Division:	Hidden Valley		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Lawn, Gentle Sloping, Interior Lot, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	Finished, Partial	LLD:	-
Exterior:	Mixed	Zoning:	M-C1 d33
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to 15 - 200 Hidden Hills Terrace NW! Nestled in a secluded corner of Hidden Valley, this sought-after NW community offers easy access to major roads and is just steps away from playgrounds, pathways, three schools, and the outdoor rink. Upon entry, tiled flooring leads to your attached garage, two-piece bathroom and a flex room that grants access to your private patio. The open-concept main floor features a professionally renovated kitchen with gorgeous quartz countertops, stainless steel appliances, tile backsplash, and luxury vinyl plank flooring. The spacious living room boasts a cozy gas fireplace and large windows overlooking the greenspace. Upstairs, you will find two spacious primary bedrooms with an adjoining, freshly renovated "Jack and Jill" 3-piece ensuite. The thoughtfully designed upper floor includes ample closet space and laundry. The home includes a finished single attached garage, an additional paved parking pad, and the comfort of A/C. This affordable townhome in a well-managed complex won't last long, so be sure to schedule a private tour today!