



**86 Hidden Hills Terrace NW
Calgary, Alberta**

MLS # A2154013



\$625,000

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	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry		

Inclusions: N/A

Public Remarks: Investment Opportunity! Buyer MUST assume tenants. Fixed lease until July 31, 2025, generating \$2,750/month (tenant pays 100% of utilities). 24 hours notice required for showings. Seize this rare opportunity to own a turnkey investment in the highly sought-after Hidden Valley community. The property is currently leased to a stable family from England—a working professional (mechanic), his spouse, and their three young daughters—ensuring immediate and reliable income without the hassle of tenant placement. This stunning Morrison Built home boasts a massive private yard, bright and airy hardwood floors on the top two levels, a cozy gas fireplace, and a spacious walk-in pantry. The home's layout is both functional and inviting, featuring three bright and well-sized bedrooms, 2.5 baths, and the convenience of upstairs laundry. The fully finished basement provides additional bright living space and includes a full bathroom. Located on a quiet street, this home offers easy access to K-Gr 9 Catholic, Public, and French Immersion schools. Commuting is convenient with a 20-minute drive to downtown and quick access to the mountains via Stoney Trail. The airport is also nearby, making this location ideal for both local and international tenants. No pets or smoking are permitted in this rental, maintaining the pristine condition of the property. With no need to worry about tenant turnover, this is an investment where you can simply turn the key and start earning. Don't miss out on this exceptional opportunity to secure a prime piece of Calgary real estate.