



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

25, 200 Hidden Hills Terrace NW
Calgary, Alberta

MLS # A2210530



\$435,000

Division:	Hidden Valley		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,323 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 394
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

Experience stylish, modern living in this beautiful 3-level townhouse, featuring 2 bedrooms and 1.5 baths. Nestled in a quiet, well-kept complex with a strong sense of community, this home offers a serene and private setting—perfect for those seeking comfort and tranquility. From the single attached garage, enter into a versatile bonus room—perfect for a family room, home office, or gym—complete with access to a private deck, green space, and a convenient half bath. Upstairs, enjoy a bright and airy open-concept layout with a cozy gas fireplace in the living room, and a modern kitchen featuring stainless steel appliances, a tiled backsplash, sleek cabinetry with generous storage, and durable laminate flooring throughout. The upper level boasts a spacious primary bedroom with dual closets (Jack & Jill style), a large second bedroom with a big walk-in closet, and direct access to the main bathroom. For added convenience, the top floor includes laundry with a high-efficiency washer and dryer and a roomy linen closet. Located steps from a tot lot and green space, and just minutes from Stoney and Shaganappi Trails, this home offers a perfect balance of comfort, functionality, and location. Don't miss your chance to view this fantastic property—schedule your showing today!