

\$399,900 - 198 Hidden Valley Villas Nw, Calgary

MLS® #A2198261

\$399,900

3 Bedroom, 2.00 Bathroom, 1,179 sqft
Residential on 0.03 Acres

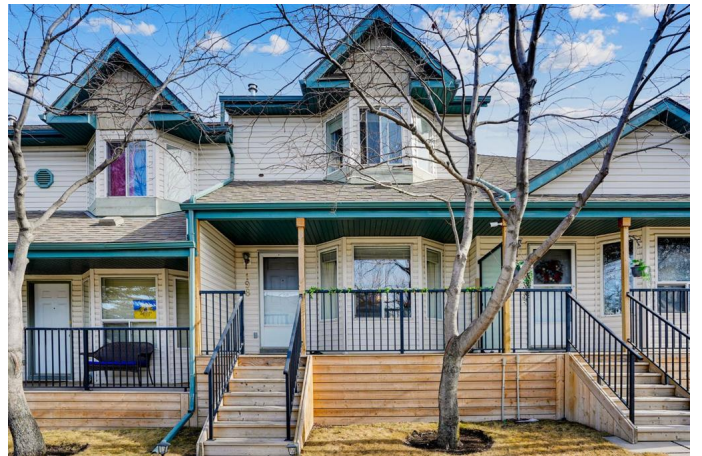
Hidden Valley, Calgary, Alberta

Your search for the perfect townhouse is over! offers both comfort and style. From the moment you step inside, youâ€™™ll feel at home in the warm and inviting atmosphere.

The main level features a cozy living room with a large bay window that fills the space with natural light. A stunning gas fireplace with floor-to-ceiling stone fascia serves as the focal point, creating the perfect place to relax. Just beyond, the formal dining area provides a wonderful setting for family meals and entertaining. The spacious kitchen is designed for both functionality and style, boasting rich dark cabinetry, stainless steel appliances, and a large pantry for additional storage. A bright breakfast nook sits just off the kitchen, offering direct access to the backyard, making outdoor dining or morning coffee in the fresh air effortless.

Upstairs, the primary bedroom is a peaceful retreat with its large bay window and two generous closets. Also on this level is a second bedroom and an open loft area, which is ideal as a home office, reading nook, or flex space to suit your needs. The oversized main bathroom is beautifully designed with a soaker tub, a separate shower, and elegant custom tilework throughout.

The professionally finished basement adds even more living space, featuring a spacious family room complete with built-in



entertainment cabinets. A large third bedroom offers extra flexibility for guests or family members, while the beautifully designed laundry room ensures practicality with style.

Outdoor living is just as enjoyable, with a private backyard patio that's perfect for morning coffee, as well as a large front veranda where you can relax and enjoy evening sunsets. This interior unit also includes one assigned parking stall for added convenience.

Recent upgrades to the home include vinyl plank flooring, plush new carpet with high-quality underlay, custom tile work in all bathrooms, updated lighting, and elegant custom drapery.

Located in a vibrant community, this home is within walking distance of schools, parks, restaurants, and shopping. Commuting is easy with quick access to Deerfoot Trail, Stoney Trail, and 14th Street. This is the perfect place to call home—don't miss your chance to see it in person!

Built in 1997

Essential Information

MLS® #	A2198261
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,179
Acres	0.03
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 198 Hidden Valley Villas Nw
Subdivision Hidden Valley
City Calgary
County Calgary
Province Alberta
Postal Code T3A 5W7

Amenities

Amenities None
Parking Spaces 1
Parking Assigned, Stall

Interior

Interior Features No Animal Home, No Smoking Home
Appliances Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Stone
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features None
Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2025
Days on Market 23
Zoning M-CG

Listing Details

Listing Office Century 21 Bravo Realty

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