

# \$419,900 - 13, 200 Hidden Hills Terrace Nw, Calgary

MLS® #A2237370

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.00 Acres

Hidden Valley, Calgary, Alberta

Welcome to this beautifully updated and meticulously maintained 3-bedroom walkout home offering over 1,460 sq. ft. of living space in a quiet Hidden Valley enclave. This family-friendly location provides easy access to major roadways and is within walking distance to playgrounds, pathways, all three schools, tennis courts, the outdoor rink, and a popular toboggan hill. The bright and open main level features a spacious living room centered around a gas fireplace with large picture windows, a generous dining area, and a classic white kitchen with stainless steel appliances, ample counter space, and a convenient half bath.

Upstairs, you'll find three generously sized bedrooms including a primary suite with a double closet and private 4-piece ensuite, a full main bathroom, and a laundry closet with extra storage. The fully developed walkout lower level adds exceptional versatility with a large front foyer/mudroom, custom wine cellar with built-in shelving and rustic brickwork, and a spacious flex room with an electric fireplace and direct access to the back deck and green space—ideal for a playroom, gym, media room, office, or even a fourth bedroom.

Additional features include a private rear deck perfect for relaxing or entertaining, an insulated and drywalled single attached garage with shelving, new vinyl flooring (2022), updated appliances, a MyQ smart garage



opener, and more. This is an incredible opportunity to own a move-in-ready home in one of Calgary's most sought-after family communities. Welcome home!

Built in 1999

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237370      |
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,477         |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 13, 200 Hidden Hills Terrace Nw |
| Subdivision | Hidden Valley                   |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3A 6E8                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer       |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Fireplace(s), Forced Air |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 2                        |
| Fireplaces      | Electric, Gas            |
| Basement        | None                     |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | See Remarks                                     |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame, See Remarks |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 76             |
| Zoning         | M-C1 d33       |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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