

\$599,900 - 30 Hidden Hills Terrace Nw, Calgary

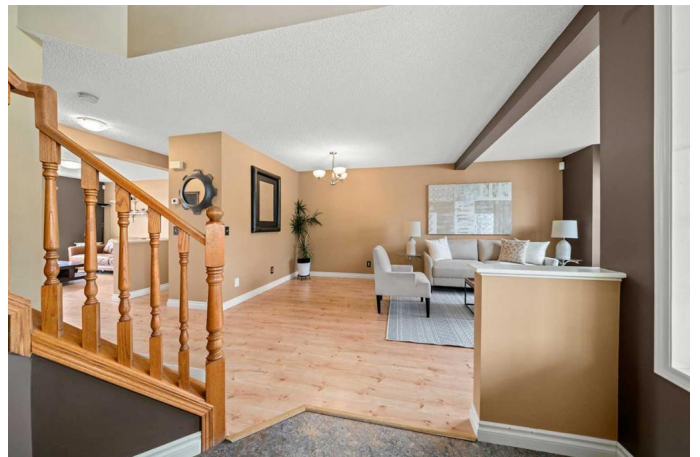
MLS® #A2212799

\$599,900

3 Bedroom, 3.00 Bathroom, 1,579 sqft
Residential on 0.07 Acres

Hidden Valley, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 3 AND SUNDAY MAY 4 2PM TO 4PM - 3-Bedroom Walkout Home with EV Charger, Hot Tub Rough-In & Legal Suite Potential (subject to permits and city approval) – Quiet Hidden Valley Location! Welcome to 30 Hidden Hills Terrace NW – a bright and spacious just under 1,600 sq ft home on the top two floors, located on a quiet, family-friendly street in sought-after Hidden Valley. Featuring 3 generous bedrooms, an open-concept layout with laminate floors on the main level, and a full unfinished walkout basement, this home offers exceptional value and future potential. The walkout basement is prime for development into a legal secondary suite. With its separate entrance and full-height ceiling, the groundwork is already in place for those looking to add long-term value - great for multi generational families and possible income potential. Modern upgrades include a built-in EV charger and rough-in for a hot tub, perfect for forward-thinking buyers. While there is no garage, the property includes ample parking in rear and street parking, plus room to build a garage if desired. Enjoy the best of both worlds with this peaceful location that also offers quick and easy access in and out of the community via Stoney Trail, Beddington Trail, and nearby transit. You’re also just minutes from top-rated schools, parks, playgrounds, and all the amenities a growing family needs. Rarely does a walkout home with this kind of potential hit the market at this



price. Donâ€™t miss your chance â€” book
your private showing today!

Built in 1998

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2212799 |
| Price | \$599,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,579 |
| Acres | 0.07 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 30 Hidden Hills Terrace Nw |
| Subdivision | Hidden Valley |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 6E1 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|----------------------------|
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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