

# \$579,000 - 176 Hidden Hills Road Nw, Calgary

MLS® #A2232583

**\$579,000**

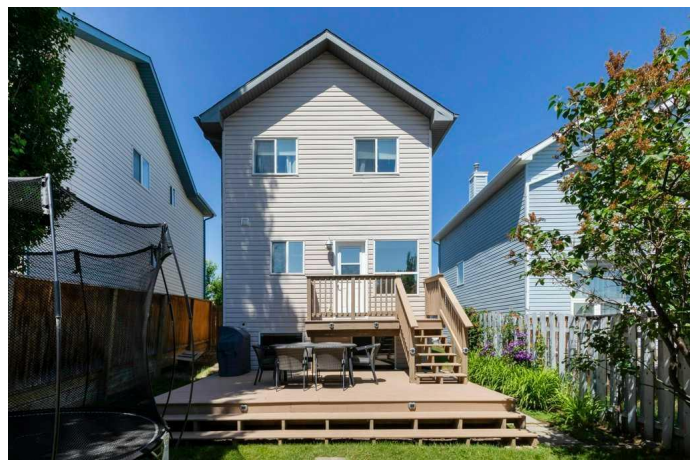
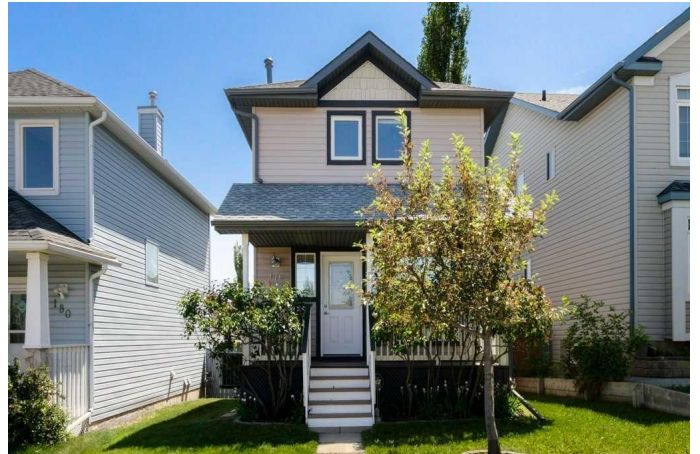
3 Bedroom, 3.00 Bathroom, 1,023 sqft  
Residential on 0.08 Acres

Hidden Valley, Calgary, Alberta

Pride of ownership is evident throughout this well-maintained 3-bedroom, 2.5-bathroom home with over 1,500 square feet of liveable space. The bright and welcoming living room leads into an open-concept kitchen and dining area, with hardwood flooring throughout the main floor and upstairs providing a clean, cohesive look. The beautifully updated kitchen features granite countertops, stainless steel appliances, and lovely light fixtures. A convenient half bath completes the main level.

Upstairs offers a spacious primary bedroom with walk-in closet, two additional bedrooms, and a full bathroom. Triple-pane windows on the upper level help enhance comfort and efficiency. The fully developed, tiled basement includes a large recreation area with spectacular bright south facing windows, a 3-piece bathroom, laundry, utility space and plenty of storage.

Additional updates include a high-efficiency furnace and central air conditioning (2022) and a new hot water tank (2023). Outside, enjoy a sunny south-facing backyard with a two-tiered deck, green space, and low-maintenance garden. The oversized, detached double garage is heated and includes built-in shelving and cabinets for extra storage. A new asphalt shingle roof is confirmed to be installed on both the house and garage, along with select rain gutter, fascia, and exterior updatesâ€”valued at an estimated \$15,000



and 100% paid for by the seller's insurance company.

Situated on a quiet street with no front-facing houses, this home sweet home offers quick access to Stoney Trail and Shaganappi, and is walking distance to three schools (including French immersion and Catholic), several playgrounds and off-leash areasâ€”making it a great choice for families! Get ready to Love this Home!

Built in 1997

**Essential Information**

MLS® #	A2232583
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,023
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	176 Hidden Hills Road Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5Y1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Private, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 20th, 2025

Days on Market 8

Zoning R-CG

### Listing Details

Listing Office Coldwell Banker Mountain Central

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.