

\$640,000 - 18 Hidden Valley Gate Nw, Calgary

MLS® #A2214112

\$640,000

4 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.11 Acres

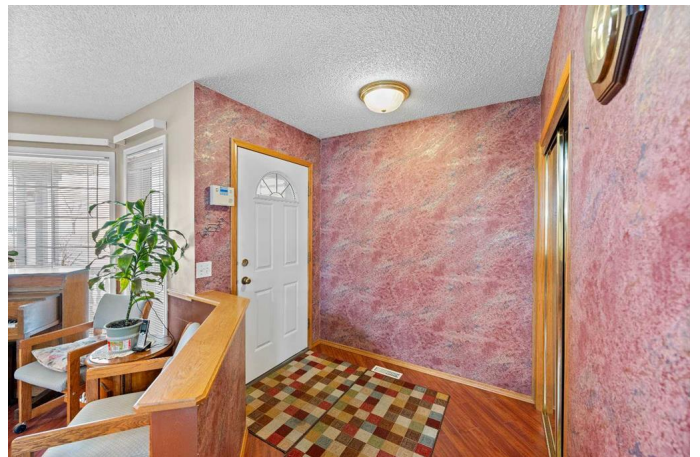
Hidden Valley, Calgary, Alberta

*****OPEN HOUSE : SATURDAY, May 10th from 3-5pm***** Step into a home that truly feels like family. This warm and welcoming 4 BEDROOM, 3 BATHROOM bungalow offers 2,381 SQ.FT. of beautifully designed space where memories are waiting to be made. Whether you're just starting your journey, expanding your family, or embracing the joy of multi-generational living, this home gives you the space " and the heart " to do it all.

Freshly painted and full of light, the home feels bright, welcoming, and move-in ready. The RARE WALKOUT BASEMENT offers endless possibilities " a separate space for teens, extended family, or the perfect playroom or media zone. Plus, with a HEATED ATTACHED GARAGE and TWO FRIDGES, daily life becomes just a little more convenient.

But what truly sets this home apart is the LOCATION. Just 5 MINUTES from everything you need " Co-op, Shoppers Drug Mart, doctors, GoodLife Fitness, and local restaurants that feel like old friends. And for the kids? Both CATHOLIC and PUBLIC ELEMENTARY & JUNIOR HIGH SCHOOLS are just around the corner, creating a community where your children can learn, grow, and thrive.

This is more than just a house. It's™s where Sunday mornings are slow, family dinners are loud, and the best moments happen in the



everyday. Itâ€™s a place to grow, to connect, and to build your familyâ€™s future â€“ all in a neighborhood that feels like home the moment you arrive.

Built in 1996

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214112 |
| Price | \$640,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,302 |
| Acres | 0.11 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 18 Hidden Valley Gate Nw |
| Subdivision | Hidden Valley |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | t3a5m1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Attached, Driveway, Gravel Driveway, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s), Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |

| | |
|-----------------|---|
| Heating | Fireplace(s), Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Brick Facing, Double Sided, Gas, Living Room, Three-Sided |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Rectangular Lot, Sloped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 18 |
| Zoning | R-C1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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