

# \$614,900 - 23 Hidden Valley Green Nw, Calgary

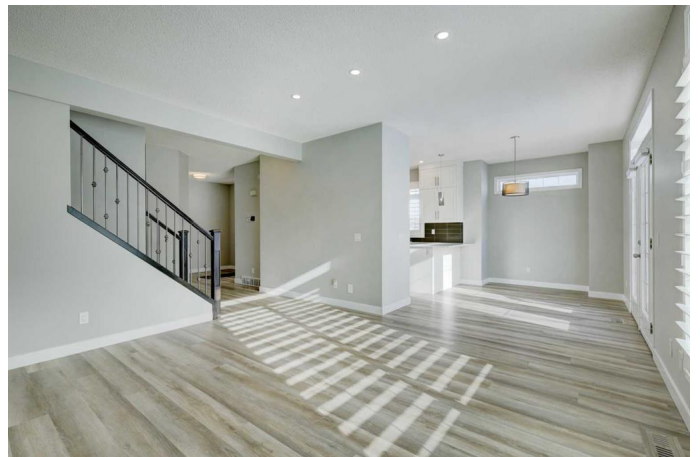
MLS® #A2192736

**\$614,900**

2 Bedroom, 3.00 Bathroom, 1,512 sqft  
Residential on 0.17 Acres

Hidden Valley, Calgary, Alberta

Discover this meticulously renovated & stunning home located in a much sought after quiet cul-de-sac in Hidden Valley. As you enter, luxurious vinyl plank flooring runs seamlessly throughout, including the staircase, offering durability and a contemporary look. You will love the kitchen where custom cabinetry extends to the ceiling, complemented by convenient corner cabinet swing-out trays and soft-close features. Immaculate quartz countertops and black stainless-steel appliances add elegance and a modern aesthetic. As you move past the open dining area, the living room includes stylish custom glass shelving and built-in cabinets surrounding the gas fireplace. All-new LED pot lights with dimmers, allow you to set the perfect ambiance for any occasion. Garden doors lead outside to the upgraded composite deck from which you can enjoy the largest lot & best location in the community, featuring no neighbours to the east and a spacious south-facing backyard perfect for entertaining or simply enjoying the sunshine. Upstairs, the expansive primary bedroom includes a huge walk-in closet and a luxurious 4-piece ensuite with a soaker tub and a separate shower. Bedroom 2 also includes its own walk-in closet and 4-piece ensuite! All bathrooms are beautifully upgraded, featuring custom cabinetry, quartz countertops, and Toto toilets. The unspoiled basement is ready for your personal touch, with a rough-in for a bathroom already in place. Enjoy comfort and peace of



mind with central air-conditioning and all Poly-B plumbing completely replaced. Energy efficient features include all new triple-pane windows with Hunter Douglas shutters in 2021, new roof with ice & water shield in 2019, and wireless thermostat for easy climate control at your fingertips. Enjoy Maintenance Free Living with an HOA (not a condo) that covers front & rear lawn maintenance, spring & fall yard cleanup, fertilizer & weed program, sprinkler maintenance, regular painting of garage doors, decks & fences and snow removal. This home truly has it all – style, function, and location. With its fabulous features and large lot, this property is the perfect place to call home. First and only time on the market, don't miss out on the opportunity to make it your own!

Built in 1995

### **Essential Information**

MLS® #	A2192736
Price	\$614,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.17
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	23 Hidden Valley Green Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3A 5L8

### **Amenities**

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features None  
Lot Description Back Yard, Backs on to Park/Green Space, Irregular Lot, Street Lighting, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 7th, 2025  
Days on Market 35  
Zoning R-CG  
HOA Fees 160  
HOA Fees Freq. MON

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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