

# \$699,900 - 58 Hidden Valley Gate Nw, Calgary

MLS® #A2201680

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,572 sqft

Residential on 0.10 Acres

Hidden Valley, Calgary, Alberta

Welcome to this charming three-bedroom, two-story home offering over 2,200 sq ft of living space!! With a fully finished basement that can be easily converted into a walkout, this home offers incredible potential for added functionality.

Inside, enjoy an inviting layout with bright living spaces, a well-equipped kitchen with appliances under two years old, and fresh paint throughout. The lower level provides extra space for a home office, recreation room, or guest suite, along with plenty of storage.

Step outside to a beautifully landscaped, low-maintenance backyard featuring 30 perennials, a small garden, and a spacious deck—perfect for entertaining or unwinding after a long day. A double-car garage ensures ample parking and storage. Also extra storage under back deck.

Nestled in the sought-after Hidden Valley community, this home offers the perfect blend of comfort, convenience, and opportunity. Don't wait—schedule your private showing today!

Built in 1996

## Essential Information

MLS® #                   A2201680

Price                     \$699,900



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,572
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	58 Hidden Valley Gate Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5M1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Yard, Low Maintenance Landscape, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	94
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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