



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**86 HIDDEN HILLS Terrace, Calgary T3A 6E2**

MLS®#: **A2154013**      Area: **Hidden Valley**      Listing Date: **07/30/24**      List Price: **\$625,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**

Lot Information

Lot Sz Ar: **5,198 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,229**  
 Low Sqft:  
 Ttl Sqft: **1,229**

DOM

**126**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot,Landscaped,Street Lighting**

Park Feat:

**Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Laminate Counters,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>9`10" x 23`4"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>26`3" x 13`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`2" x 23`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>26`7" x 33`6"</b>
<b>Entrance</b>	<b>Main</b>	<b>26`11" x 20`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>26`7" x 33`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>43`0" x 44`3"</b>	<b>Laundry</b>	<b>Upper</b>	<b>21`4" x 23`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>33`2" x 33`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>33`2" x 18`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>27`7" x 29`11"</b>	<b>Family Room</b>	<b>Basement</b>	<b>43`0" x 29`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>16`5" x 30`2"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>46`7" x 37`1"</b>

Walk-In Closet

Upper

22`4" x 11`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9813634

Zoning:

R-C1N

Remarks

Pub Rmks:

**TENANTS MUST BE ASSUMED! You must RING THE DOORBELL before entering the house with your agent. Buyer agent must send a note to the listing agent that they are willing to assume tenants before all showing requests. Investment Opportunity! Buyer MUST assume tenants. Fixed lease until July 31, 2025, generating \$2,750/month (tenant pays 100% of utilities). 24 hours notice required for showings. Seize this rare opportunity to own a turnkey investment in the highly sought-after Hidden Valley community. The property is currently leased to a stable family from England—a working professional (mechanic), his spouse, and their three young daughters—ensuring immediate and reliable income without the hassle of tenant placement. This stunning Morrison Built home boasts a massive private yard, bright and airy hardwood floors on the top two levels, a cozy gas fireplace, and a spacious walk-in pantry. The home's layout is both functional and inviting, featuring three bright and well-sized bedrooms, 2.5 baths, and the convenience of upstairs laundry. The fully finished basement provides additional bright living space and includes a full bathroom. Located on a quiet street, this home offers easy access to K-Gr 9 Catholic, Public, and French Immersion schools. Commuting is convenient with a 20-minute drive to downtown and quick access to the mountains via Stoney Trail. The airport is also nearby, making this location ideal for both local and international tenants. No pets or smoking are permitted in this rental, maintaining the pristine condition of the property. With no need to worry about tenant turnover, this is an investment where you can simply turn the key and start earning. Don't miss out on this exceptional opportunity to secure a prime piece of Calgary real estate.**

Inclusions:

N/A

Property Listed By:

Homecare Realty Ltd.

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**