



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 HIDDEN HILLS Terrace, Calgary T3A 6E1**

MLS®#: **A2154817**      Area: **Hidden Valley**      Listing Date: **08/02/24**      List Price: **\$549,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$21k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **3,100 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,030**  
 Low Sqft:  
 Ttl Sqft: **1,030**

DOM

**48**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 8`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`5" x 5`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`2" x 9`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 7`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 8`8"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>7`5" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`2" x 12`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`7" x 4`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 7`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`9" x 16`1"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9813003**

Zoning:  
**R-C1N**

Remarks

Pub Rmks: **2 Storey home, Double garage detached, 3 bedrooms up, two and a half full baths, plus a developed walkout basement located on a quiet street in Hidden Valley. This home has been upgraded with brand new furnace (April 2020), new roof (2019), water heater (2015) and a recent kitchen refresh with quartz counter top. Close to public transportation, schools and playgrounds. Quick possession! Within 10 minutes to Costco, T&T supermarket, close to Calgary international airport. Three schools in the community, hidden valley school, Valley Creek school and St Elizabeth Seton school. 25 minutes bus ride to University of Calgary.**

Inclusions:  
Property Listed By: **n/a  
Grand Realty**

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

















