



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 HIDDEN HILLS Terrace #5, Calgary T3A 6E8**

MLS® #: **A2182108**

Area: **Hidden Valley**

Listing Date: **12/03/24**

List Price: **\$450,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1999**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**  
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,653**  
Low Sqft:  
Ttl Sqft: **1,653**

DOM

**18**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`1" x 6`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`5" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`11" x 11`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>10`0" x 9`1"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>2`11" x 5`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`5" x 10`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`0" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 11`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`0" x 10`0"</b>
<b>Foyer</b>	<b>Lower</b>	<b>7`0" x 7`5"</b>

Condo Fee:  
**\$438**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **9911727**

Remarks

Pub Rmks: **Step into contemporary living with this newly renovated townhouse in the desirable Hidden Hill community of Northwest Calgary. This 3-bedroom, 2.5-bathroom home, complete with a versatile den, offers comfort, style, and practicality. Recent updates include a brand-new garage door with remote opener, a high-efficiency furnace paired with a humidifier, and an advanced Electrolux central vacuum system. The open layout accommodates a growing family, with mirrored closets adding a touch of elegance and functionality. It also comes with Nest thermostat as well as smoke and carbon monoxide detectors on all 3 floors. Ample parking with space for 3 vehicles, ideal for families and guests. Nestled in Hidden Hill, this home offers community charm, proximity to parks, schools, and amenities, with easy access to the heart of Calgary. Enjoy the benefits of modern upgrades in a sought-after neighborhood. Whether you're entertaining in the spacious living areas or enjoying the convenience of smart-home features, this townhouse is move-in ready for you.**

Inclusions: **NA**  
Property Listed By: **eXp Realty**

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









