



THE
A-TEAM

**RE/MAX
FIRST**

53 HIDDEN VALLEY Villas, Calgary T3A 5W7

MLS®#: **A2195066** Area: **Hidden Valley** Listing Date: **02/25/25** List Price: **\$358,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **1,323 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,033**
 Low Sqft:
 Ttl Sqft: **1,033**

DOM

1
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Low Maintenance Landscape**
 Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`7" x 7`7"
Living Room	Main	10`8" x 11`9"
Bedroom	Second	12`0" x 13`3"
4pc Bathroom	Second	7`5" x 7`9"
Storage	Basement	16`1" x 12`7"

Room	Level	Dimensions
Kitchen	Main	9`1" x 9`7"
2pc Bathroom	Main	3`2" x 5`9"
Bedroom - Primary	Second	11`10" x 13`1"
Family Room	Basement	15`10" x 9`6"
Furnace/Utility Room	Basement	7`6" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9711132**

Remarks

Pub Rmks: **Welcome to this beautifully upgraded townhome located in the sought after community of Hidden Valley. This home is warm and inviting from the moment you walk in. Entertain family and friends in the cozy living area, complete with a gas fireplace, mantle, and bay window. You will love cooking in the functional kitchen, complete with stainless steel appliances, white backsplash and a window overlooking the walking trail. Make your way upstairs to 2 good size bedrooms and a fresh modern bathroom. Unwind in the relaxing master bedroom, complete with walk-in closet and blackout blinds. The finished lower level boasts a great rec room and spacious storage and laundry room. Spend time in the southeast facing backyard on the patio and enjoy taking walks or biking along the trail that this home backs onto. Live close to many great amenities, schools, and quick access to Stoney Trail. This home is complete with one parking stall conveniently located right out front of the home. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







