

\$659,900 - 126 Hidden Hills Way Nw, Calgary

MLS® #A2134251

\$659,900

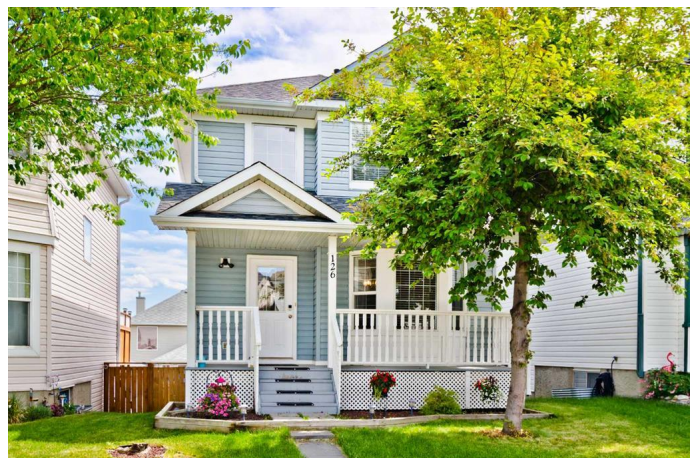
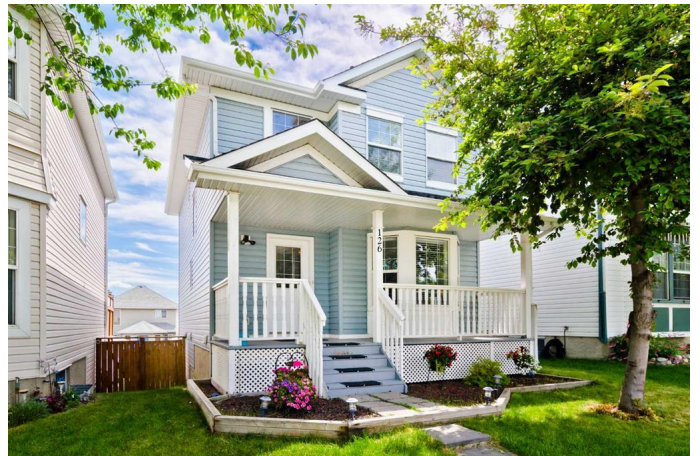
4 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.07 Acres

Hidden Valley, Calgary, Alberta

LEGAL SECONDARY SUITE | WALKOUT
BASEMENT | AIRBNB LICENSED | Passed
Fire Safety Inspection by the City | 3+1
Bedrooms | 2.5 Bathrooms | Great Location!

Welcome to your perfect investment opportunity! This charming home offers the ideal blend of comfort, convenience, and versatility, boasting a legal basement suite that adds tremendous value and potential. AMAZING REVENUE PROPERTY! Beautiful 2-storey with a WALKOUT 1-bedroom LEGAL SECONDARY SUITE with its own SEPARATE ENTRANCE and parking. Total of 4 bedrooms (3+1), 2.5 bathrooms, and almost 2,000 sq.ft of living space on a quiet street. Excellent income generating property (previously rented for over \$4K per month by short-term rental). Separate full kitchen and laundry allows you to either live up & rent down or rent both! Move-in ready. Bright living room with bay window. High-end laminate flooring on main & lower levels, newer paint and light fixtures throughout. A large kitchen boasts a kitchen island, QUARTZ countertops, plenty of cabinetry and ample counter space. Formal dining room and family room, half bathroom, and new laundry combo complete the main level. Upstairs features 3 spacious bedrooms and 1 full bath. The master is large enough for your king size bed and has a big walk-in closet. The LEGAL WALKOUT BASEMENT SUITE features one spacious bedroom, one full bathroom, full kitchen and laundry room.



This is ideal as a mother-in-law suite, short-term or long-term rental. The Legal basement suite also has a designated parking stall at the rear via a back lane, allowing for easy access to the legal secondary suite while ensuring privacy for the rest of the home. Newer roof, excellent fronting with lots of parking on the other side of the street along the fences. Conveniently located close to Shaganappi Trail, Stoney Trail, SAIT, U of C & downtown; quick drive to the airport. Walking distance to two elementary schools, 5 min drive to all amenities. Call to book your private showings today!

Built in 1997

Essential Information

MLS® #	A2134251
Price	\$659,900
Sold Price	\$648,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	126 Hidden Hills Way Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3A 5X9
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Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 15th, 2024
Days on Market	31
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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