

\$345,000 - 121 Hidden Valley Villas Nw, Calgary

MLS® #A2166322

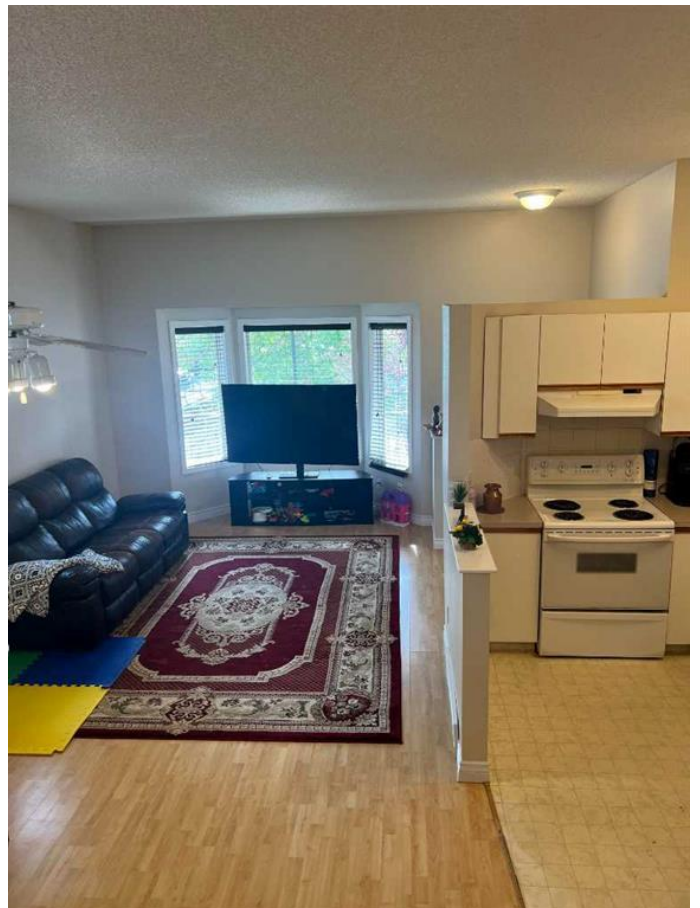
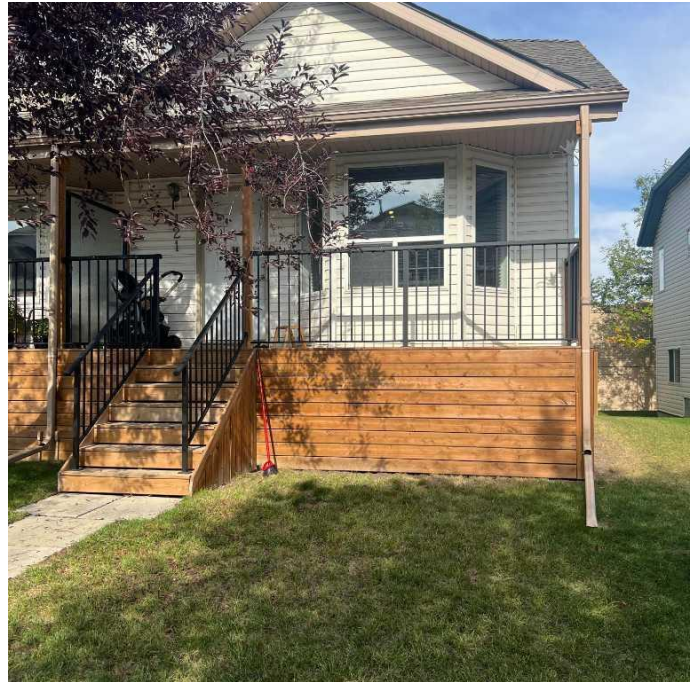
\$345,000

2 Bedroom, 1.00 Bathroom, 791 sqft

Residential on 0.05 Acres

Hidden Valley, Calgary, Alberta

This well-laid-out 4-level split townhouse offers a fantastic amount of living space in a charming, well-maintained END UNIT, perfect for families or those seeking extra room. Situated in the pet and family-friendly complex of The Willows, this home impresses right from the start with its ABUNDANT NATURAL LIGHT thanks to an array of large windows. The open-concept floor plan creates a spacious feel, with a large living room and adjoining dining area featuring easy-to-maintain laminate flooring. The kitchen is roomy and fully equipped with all appliances, offering plenty of space for preparing meals. Upstairs, you'll find a generous primary bedroom with a WALK IN CLOSET, and a 4-piece bathroom that includes both a separate tub and separate shower stall plus a second bedroom. One of the standout features of this home is the WALK OUT Lower level, which opens directly onto the PRIVATE BACKYARD PATIO, perfect for outdoor relaxation or entertaining. This level also boasts a huge family room complete with an attractive gas fireplace and a large walk-in closet for extra storage. The basement remains unfinished, offering a blank canvas for your creative ideas. With 10-foot ceilings on the main and the warmth of the gas fireplace in the second living room, this townhouse balances style and comfort beautifully. Located close to schools, shopping, and major routes like Deerfoot Trail and Country Hills Boulevard, this home offers



easy access to the rest of the city while maintaining a sense of community. Just across the road from Country Hills Golf Course, various parks and walking paths, Vivo Centre, this is perfect to compliment your active lifestyle and love of the outdoors. Ample big box retail chains and restaurants offer many choices for shopping and dining. (Please note: To build a half bath or full bath in the lower level, will cost between \$5000-\$10,000 depending on the finishings selected Per a contractor Estimate)

Built in 1997

Essential Information

MLS® #	A2166322
Price	\$345,000
Sold Price	\$340,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	791
Acres	0.05
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	121 Hidden Valley Villas Nw
Subdivision	Hidden Valley
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5W7

Amenities

Amenities	Parking
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Parking Spaces	1
Parking	Stall

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove
Window Coverings	
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 29th, 2024
Days on Market	41
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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