

## 56 Hidden Spring Place NW Calgary, Alberta

**MLS # A2241304**



**\$605,000**

<b>Division:</b>	Hidden Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Window Blinds, Washer, Dryer, Vacu Flo System, Garage Remote and Control

56 Hidden Spring Place NW – Updated & Move-In Ready 2-Storey Walkout on a Large Pie Lot Highly maintained and nicely priced walkout in a quiet Hidden Valley cul-de-sac with a double detached garage and lane access. Offering over 1984 sq ft (Exterior) of space across three levels, this home sits on a large 423 sqm pie-shaped lot with a lovely fenced yard, mature trees, and gate access to the Hidden Spring Field green area. Recent updates include all new windows (2024) and eavestroughs/downspouts (2025). Main floor features a bright living room, kitchen, and dining area with access to the upper deck. Upstairs offers a primary bedroom with walk-in closet and 3-piece ensuite, plus two additional bedrooms and a full bath. Walkout level includes a bedroom, spacious rec room with fireplace, 3-piece bath, and storage. VacuFlo system installed. Also enjoy the lower patio on hot summer days. Walking distance to schools, parks, and bus routes, with quick access to Beddington Trail and Stoney Trail.